

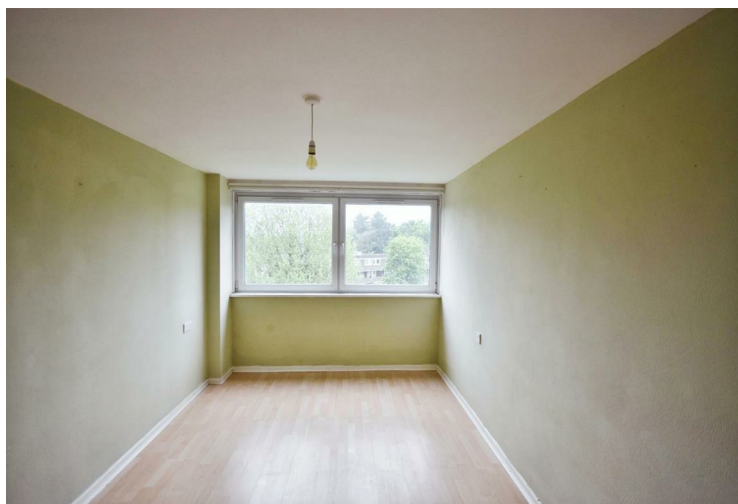


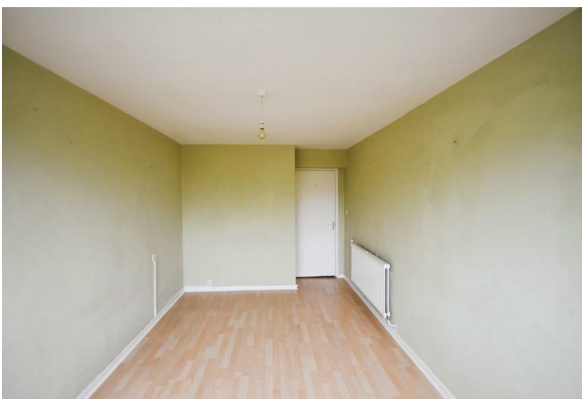
QUILLIAM

Augustus Close
Brentford

- Brentford Dock
- One Double Bedroom Flat
- Entrance Hall
- Reception Room
- Kitchen
- Bathroom
- New Double Glazed Windows
- Communal Riverside Grounds
- Boat Marina
- On Site Management Office

Guide Price £310,000





Property Description

Quilliam are delighted to present this one bedroom apartment in Brentford Dock.

Upon entering, you are greeted by a spacious reception room, providing an ideal space for relaxation.

The well-equipped kitchen boasts modern fixtures and fittings and natural light.

The bedroom offers ample space for a double bed and storage solutions.

Brentford Dock is ideally situated on the banks of the River Thames and the Grand Union Canal with a boat marina offering leisure moorings to rent.

The development is further enhanced with stunning mature communal gardens and residents' picnic area, all well maintained by the on site Management Office.

Also for the enjoyment of the residents is a club room where regular events are held, a convenience store, bike storage and 24 hour security. Includes central heating and hot water.

Reception Room

16'4" x 10'2"

Kitchen

12'9" x 6'2"

Bedroom

17'0" x 8'6"

Bathroom

Additional Information

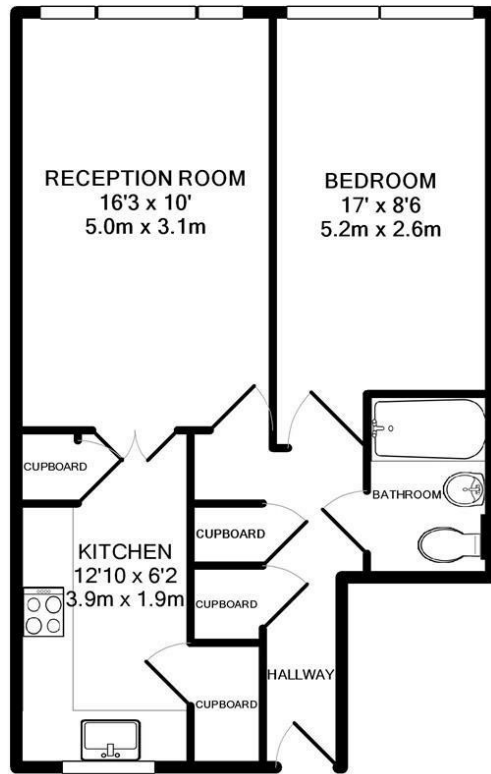
Tenure: Leasehold

Lease: 953 years remaining

Council Tax Band: C London Borough of Hounslow

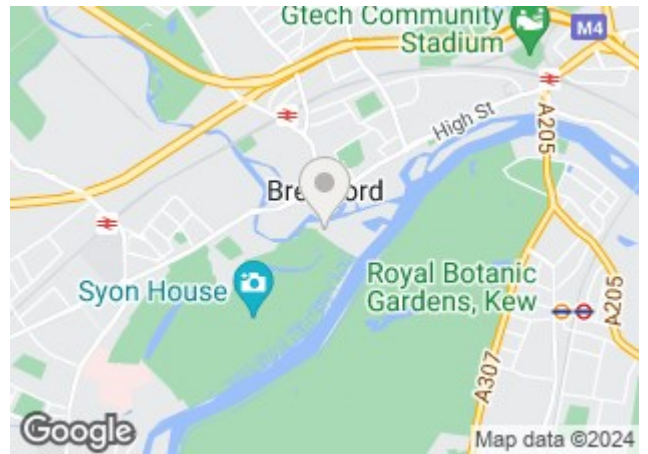
Service Charge: £3,156 pa





GALBA COURT AUGUSTUS CLOSE
TOTAL APPROX. FLOOR AREA 502 SQ.FT. (46.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements