



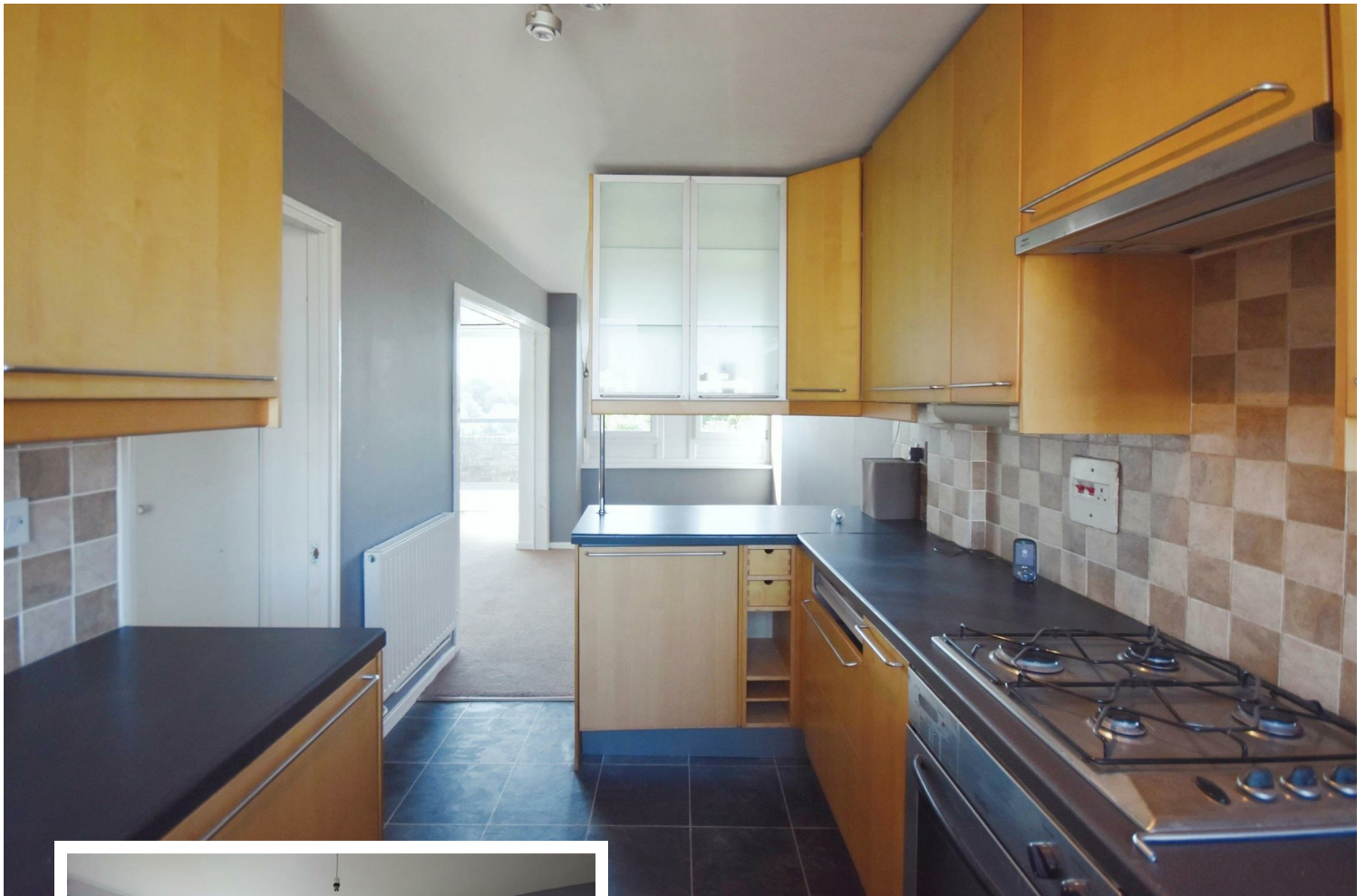
# QUILLIAM

Justin Close  
Brentford

- Marina Development
- Two Double Bedrooms
- Reception Room
- Kitchen/Breakfast Room
- Bathroom and Separate WC
- Storage Cupboard
- Garage
- Share of Freehold
- Extended Lease Applied For
- In Need of Modernisation

**Asking Price £450,000**





## Property Description

Well located in Nero Court and arranged over two floors this property was previously a three bedroom property. The third bedroom has been added to the reception room to provide a lovely bright and spacious room but could be converted back into a third bedroom.

Further accommodation includes a dining area off the reception room with kitchen beyond, two double bedrooms both with large picture windows opening on to the marina, bathroom and separate WC and private balcony, which has stunning views over the River Thames and Kew Gardens.

Whilst the property needs a full refurbishment the accommodation is spacious, light and bright and offers a good opportunity to make something really special.

A garage and storage cupboard are included in the sale and the new owner will be granted a share of the freehold interest. The current owners are applying for a new 999 lease. The property is vacant and no forward chain

Brentford Dock is a popular waterside development with lovely mature communal gardens with both Grand Union Canal and River Thames frontage and a marina with a residents barbecue/picnic area. Leisure moorings are available to rent, subject to availability. There is an on-site management office, 24hr security, convenience store, club/function room and a private gate giving access to Syon Park (there is a separate charge for this benefit).

The Dock is located close to Brentford High Street which is currently undergoing a massive re-development to provide Brentford with a brand new town centre to include shops, bars and restaurants and a boutique cinema with lanes leading down to the water's edge.

Brentford Station is a ten minute walk with connections to London Waterloo and local bus routes on the High Street offer various connections to London Underground stations.

## Entrance Hall

## Reception Room

Dining Area

Kitchen

21'4" x 7'4"

Bedroom One

11'11" x 10'1"

Bedroom Two

11'5" x 6'9"

Bathroom

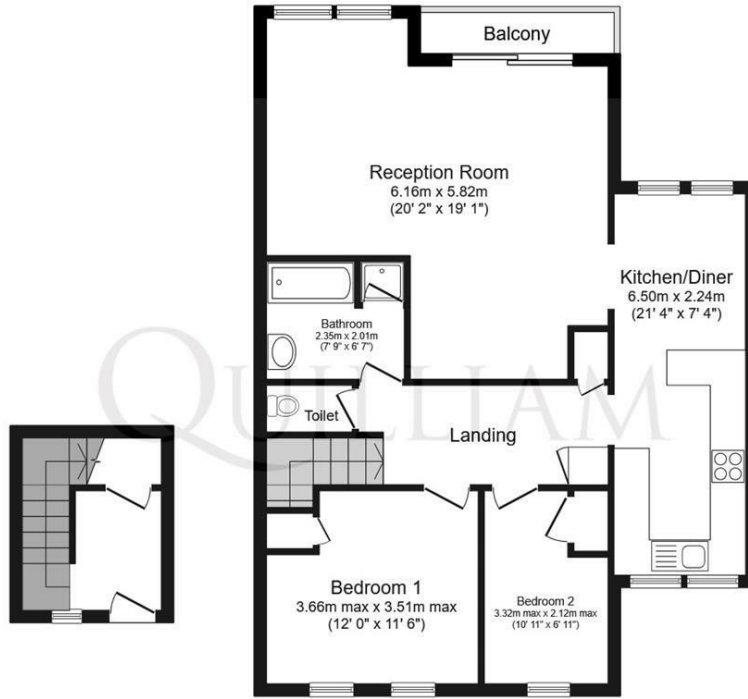
Separate WC

Balcony

Garage

Storage Shed





**Ground Floor**  
Floor area 7.0 m<sup>2</sup>  
(75 sq.ft.)

**First Floor**  
Floor area 81.2 m<sup>2</sup> (874 sq.ft.)

**TOTAL: 88.2 m<sup>2</sup> (949 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			77
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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