



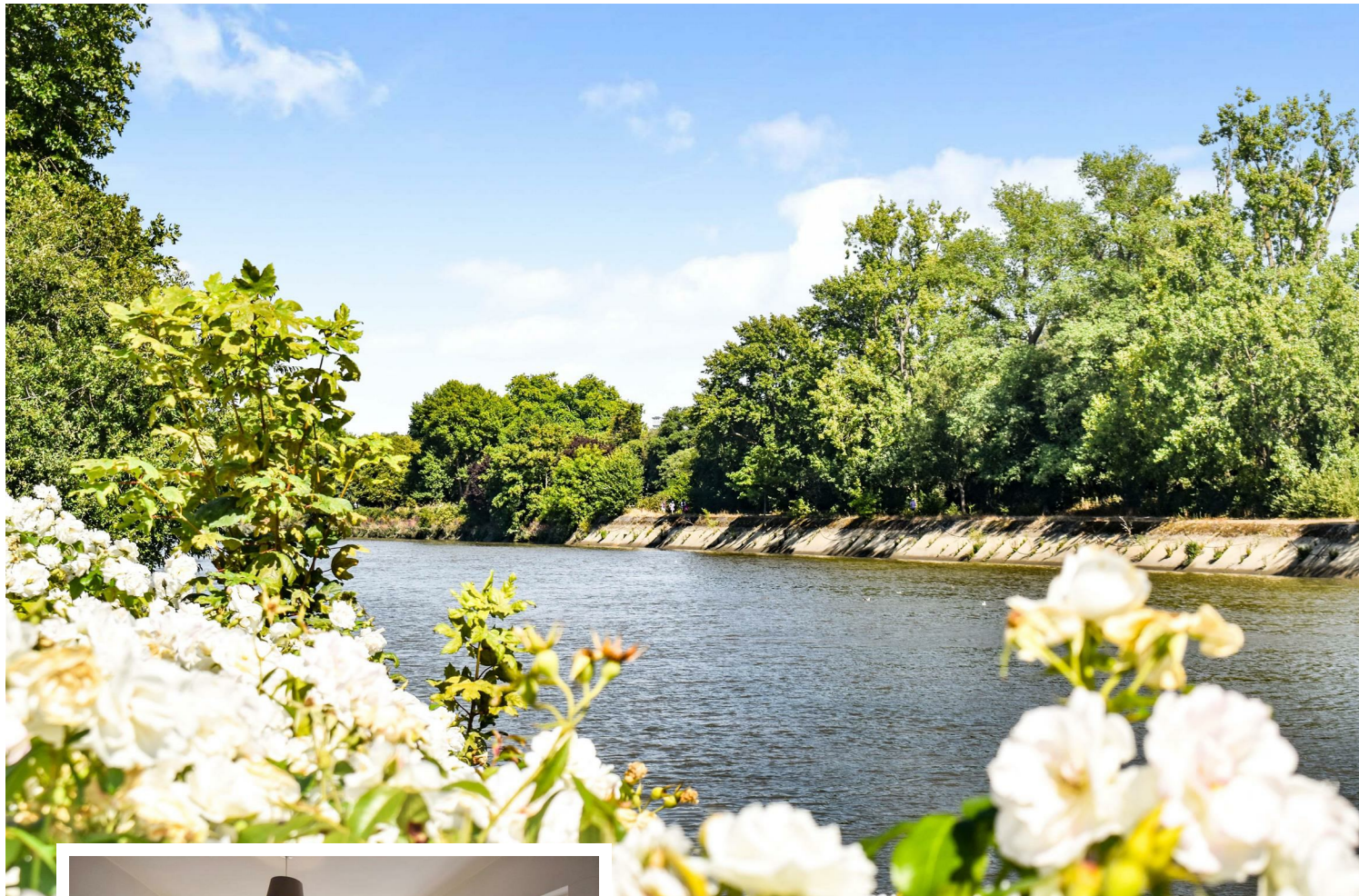
QUILLIAM

Augustus Close
Brentford

- Brentford Dock
- Three Bedroom Apartment
- Modern Kitchen
- Bathroom
- Private Balcony
- Dining Area
- Communal Gardens
- Ample Storage
- Views Front and Rear
- 24 Hour Security

Asking Price £450,000





Property Description

A three double bedroom flat with no onward chain beautifully located at Brentford Dock, a much sought-after waterside development.

Offering light and bright accommodation to include a small entrance hall, kitchen/dining room and reception room. The reception room has a door leading onto the private balcony.

The bedrooms have picture windows with lovely views.

The bathroom has a white suite comprising bath, WC and wash hand basin.

Residents may (for a separate charge) obtain a pass to enter Syon park through a private gate.

Brentford Dock is a vibrant community and a unique place to live. Mature and well-maintained communal grounds lead to The River Thames and The Grand Union Canal. There is a residents' picnic/barbecue area and the boat marina offers leisure mooring to rent (subject to availability).



Reception Room

16'7" x 10'2"

Dining Room

11'11" x 8'6"

Kitchen

11'1" x 8'6"

Bedroom One

16'11" x 8'5"

Bedroom Two

11'11" x 10'7"

Bedroom Three

11'6" x 6'8"

Bathroom

8'2" x 5'3"

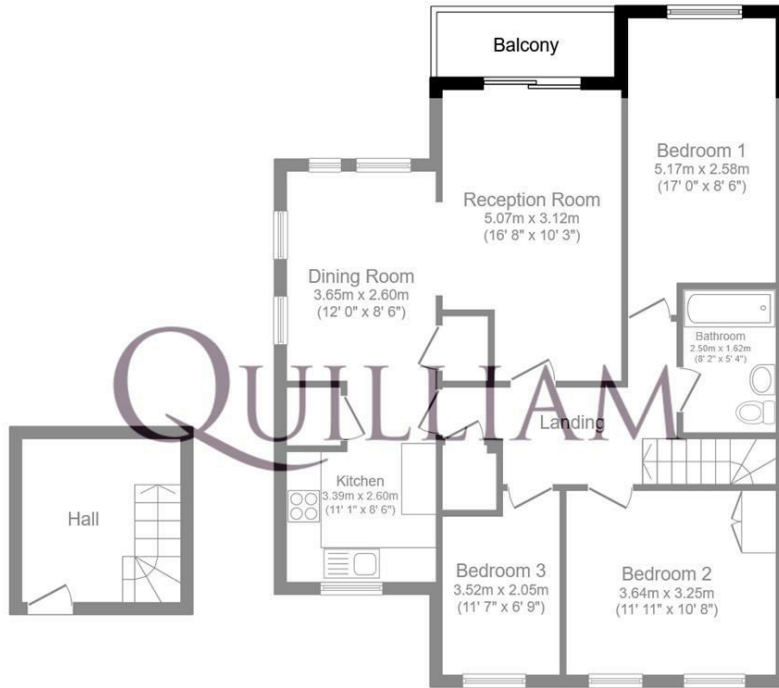
Balcony

Additional Information

Council Tax Band: E, London Borough of Hounslow

Tenure: Leasehold



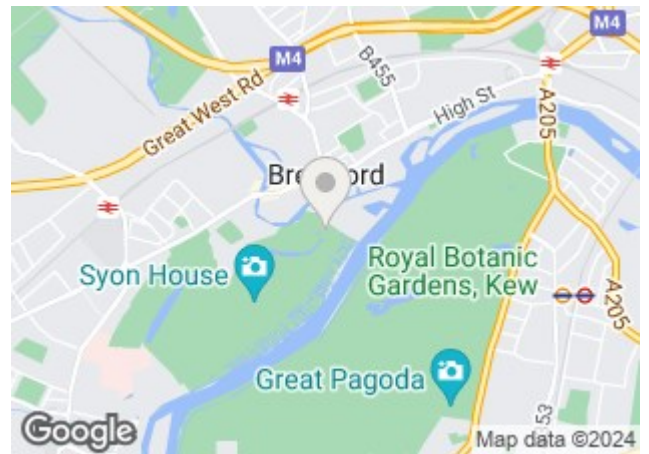


Ground Floor
Floor area 7.9 m² (85 sq.ft.)

First Floor
Floor area 85.4 m² (920 sq.ft.)

TOTAL: 93.3 m² (1,004 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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