



QUILLIAM

Durham Wharf Drive
Brentford

- Waterside Apartment
- Three Bedrooms
- Full Width Balcony
- Car Parking
- High Ceilings
- Open Plan Reception Room
- Two Bathrooms
- Long Lease
- Close to High Street
- Bridge to Railway Station

£795,000





Property Description

Spacious three bedroom apartment with superb views over the Grand Union Canal and open spaces in the desirable Brentford Lock West development.

The property features high ceilings, secure underground car parking space and full width balcony. The open plan reception room/dining room/ kitchen is bright, with a double aspect, and is well appointed. Full height glazed doors lead to the east facing balcony.

The entrance hall leads to the three good sized bedrooms, one with an en-suite shower room and a family bathroom. Two of the bedrooms also feature full height glazed doors leading onto the balcony.

The development includes a large entrance foyer with direct access to a communal terrace, overlooking the river, where community events take place.

Local amenities and facilities are provided in the area and the link pedestrian bridge, due to be opened soon, gives easy access to Brentford Mainline Station.

Brentford High Street is within easy walking distance, which is currently undergoing a regeneration to provide a new town centre with shops, bars and restaurants on lanes leading to the water's edge.



Entrance Hall

Reception Room / Kitchen
20'0" x 18'4"

Principal Bedroom
18'4" x 10'5"

En-suite Shower Room
7'3" x 4'11"

Bedroom Two
17'8" x 9'2"

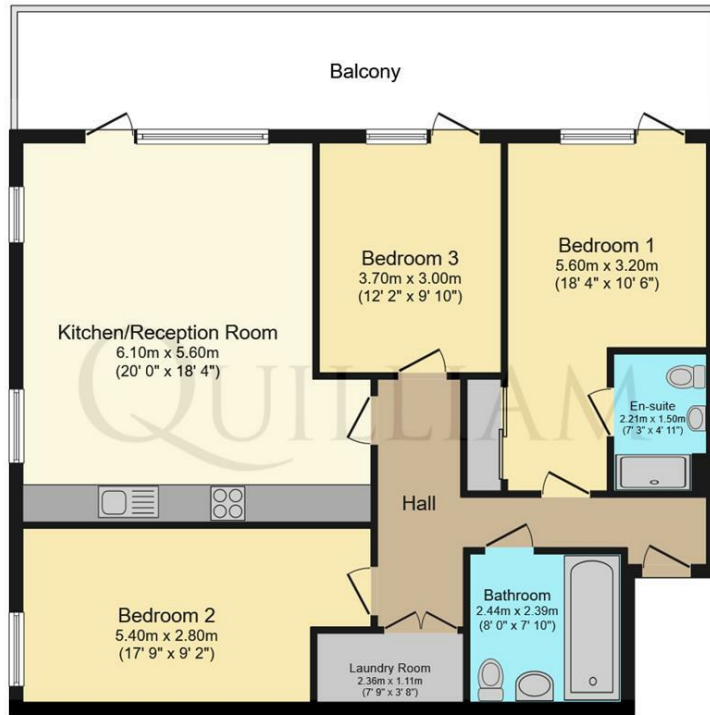
Bedroom Three
12'1" x 9'10"

Family Bathroom
8'0" x 7'10"

Balcony

Car Parking Space





Floor Plan

Floor area 118.3 sq.m. (1,273 sq.ft.)

TOTAL: 118.3 sq.m. (1,273 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

Property Information

- Tenure Leasehold
- Service Charge
- Ground Rent
- Council Tax Band F
- London Borough of Hounslow



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	90
(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