

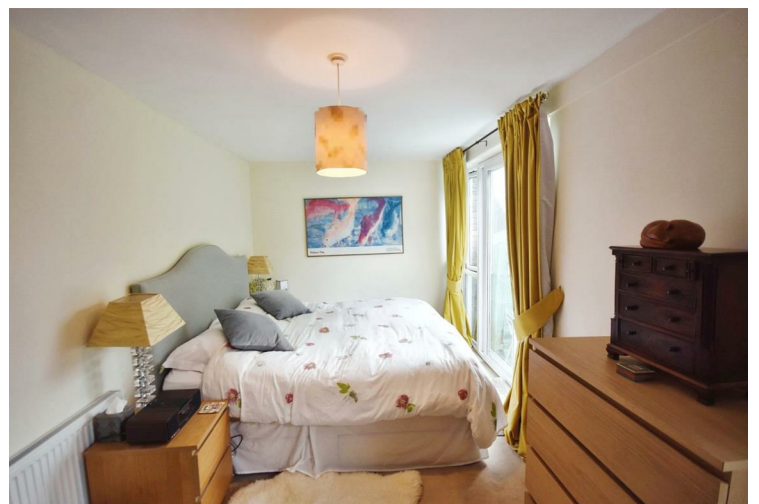


# QUILLIAM

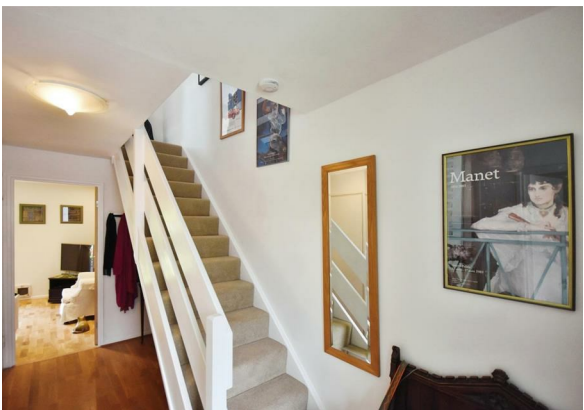
Augustus Close  
Brentford

- Terraced House
- Brentford Dock
- Three Bedrooms
- Reception Room
- Kitchen
- Dining Area
- Bathroom
- Private Balcony
- Parking
- Garage

**£850,000**







## Property Description

Quilliam are proud to offer for sale, a rarely available three bedroom house in Brentford Dock.

Arranged over two floors, the first floor comprises a fitted modern kitchen, dining area, separate WC and a spacious reception room. The doors in the reception room open up to a spacious well-presented garden with a water feature and space for outdoor seating. To the rear of the garden is a gate which leads into the communal gardens which has direct access to the riverfront.

Stairs lead to the upper floor giving access to three good sized bedrooms and a bathroom. The main bedroom boasts a private balcony with stunning views over the River Thames. The second bedroom is light and bright with a light en-suite.

The property also includes a garage with an up and over secure door, and an additional car park space, at the front of the property.

Further benefits include a secure garage with an up and over door with an additional parking in front.

Brentford Dock is a much sought after waterside development built on the banks of the River Thames, Grand Union Canal and River Brent making it quite unique especially having it's own boat marina where leisure moorings which may be rented subject to availability. Residents may also enjoy stunning, well maintained gardens including a picnic area, convenience store, on site management office, 24hr security, club room where various events are held along with regular yoga classes and a pedestrian gate to Syon Park (subject to an annual fee).

Viewing is highly recommended.



Reception Room  
17'3" x 14'1"

Kitchen/Dining Area  
18'7" x 11'2"

Bedroom One  
17'3" x 11'4"

Bedroom Two  
13'2" x 10'11"

Bedroom Three  
10'5" x 6'11"

Bathroom

Seperate WC

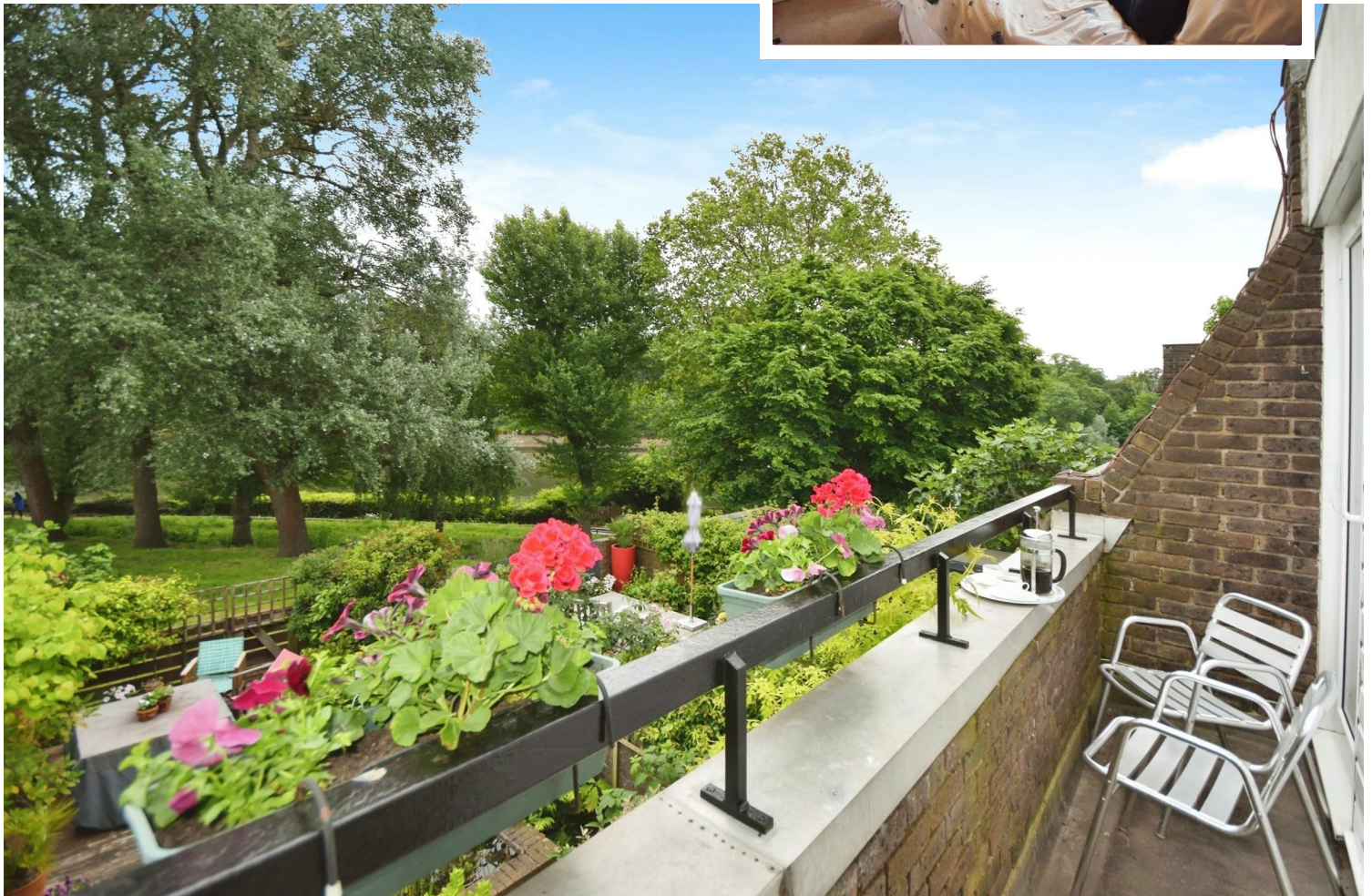
Garage

Garden

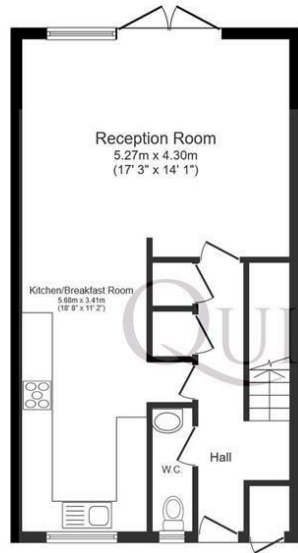
Parking

### Additional Information

Lease: 953 years remaining  
Service Charge: £4,805.15 pa  
Council Tax Band: F, London Borough of Hounslow







### Ground Floor

Floor area 51.1 sq.m. (550 sq.ft.)



### First Floor

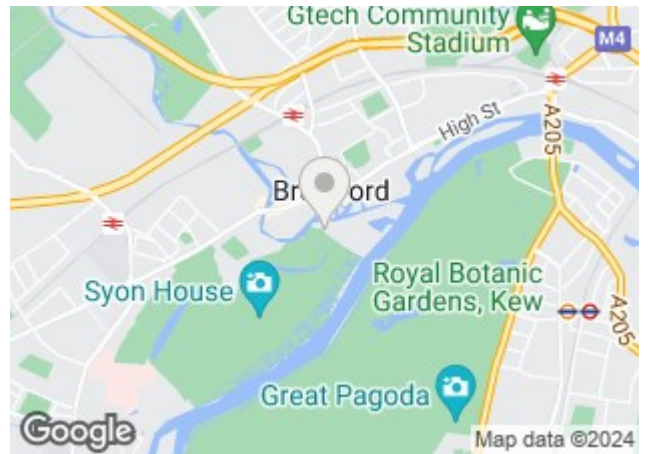
Floor area 53.4 sq.m. (575 sq.ft.)

TOTAL: 104.5 sq.m. (1,125 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 - Share of Freehold  
 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		85
	66	
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