

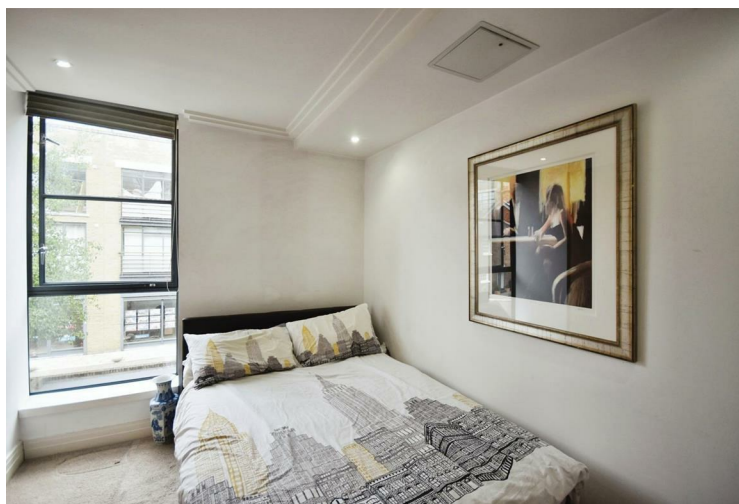


# QUILLIAM

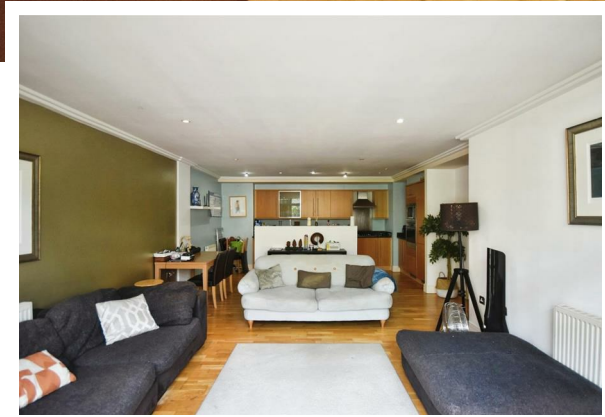
Ferry Lane  
Brentford

- Ferry Quays Development
- First Floor Apartment
- Open Plan Kitchen / Reception
- Two Double Bedrooms
- Modern Shower Room
- Ensuite Bathroom
- Leasehold
- Generous Storage
- Communal Gardens
- Waterside

**Asking Price £400,000**







## Property Description

Ferry Quays is a little enclave of properties tucked away off the High Street and is a short walk to the River Thames.

This first floor apartment boasts a spacious entrance hall, an open plan kitchen and reception room, two spacious double bedrooms and one with an ensuite bathroom and a modern shower room.

The South Side of Brentford High Street is currently undergoing a massive redevelopment project to provide a new town centre with lanes leading down to the water's edge. Included will be a new supermarket, shops, bars and restaurants, a boutique cinema and much more.

This property is also only a stones throw from Point Wharf Marina and The River Thames with direct access to picturesque views and waterside walks.

Brentford Mainline Station with links to London Waterloo and local bus links are close by whilst St Paul's Recreation Park and the River Thames are a short walk.

### Reception Room

25'7" x 16'4"



Kitchen

Bedroom One

14'6" x 10'11"

Ensuite

Bedroom Two

10'7" x 8'1"

Shower Room

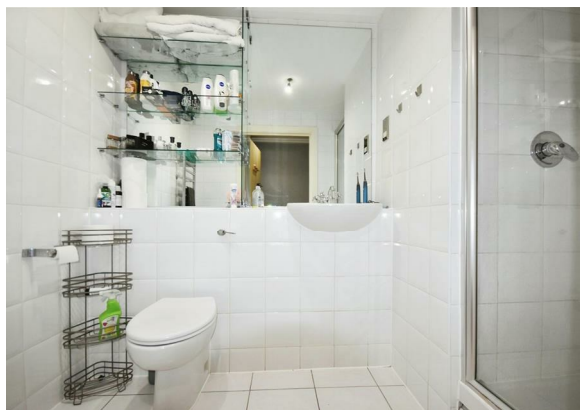
**Additional Information:**

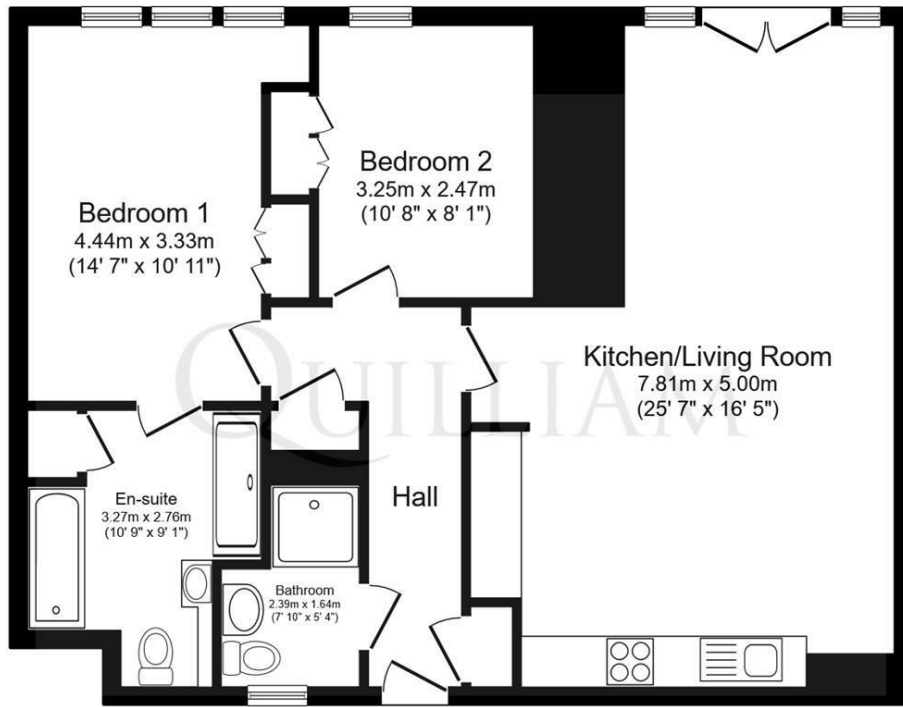
Council Tax Band F, London Borough of Hounslow

EPC B

Service Charge - £6,636 pA

Ground Rent - £224 pA



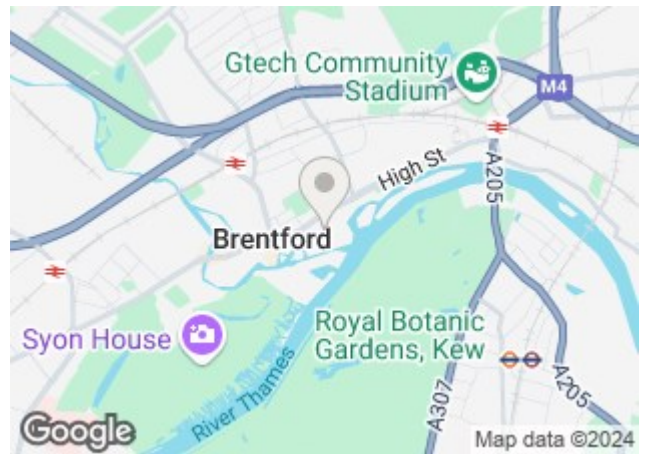


### Floor Plan

Floor area 79.1 m<sup>2</sup> (852 sq.ft.)

TOTAL: 79.1 m<sup>2</sup> (852 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	82	85
	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	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