



# QUILLIAM

Brentford Dock  
Brentford

- Marina and Thames Views
- Prime Location
- Arranged Over Two Floors
- Two Double Bedrooms
- Beautiful Gardens
- Communal Heating Hot Water
- 24hr Security
- Share of Freehold
- Two Parking Spaces
- Good Transport Links

**£625,000**





## Property Description

Arguably, the finest spot in the whole of The Brentford Dock Marina Development, this spacious two bedroom waterside flat is located above the original railway arches built in the 1800's and designed by Brunel.

The property boasts enviable views of The River Thames, Brunel's Tidal Lock, Brentford Dock Marina Basin and Kew Gardens, a World Heritage Site.

Arranged over two floors the light and bright accommodation includes an entrance hall with storage cupboard and cloakroom with window, a large reception room with full height doors and windows leading to a south facing balcony with breath taking views of the water, houseboats and beyond.

The adjoining kitchen could be opened to the reception and includes a good sized window.

The first floor comprises a landing with cupboard housing internal hot and cold water storage tanks. There are two double bedrooms, the principal bedroom having south facing full height doors and windows with stunning water views. The second bedroom is a good size as is the adjoining bathroom which has a window.

Included in the sale are two parking spaces, one of which is undercover.

Brentford Dock Marina is a vibrant community and unique place to live, surrounded by waterways, The River Thames to the south and The Grand Union Canal alongside well maintained gardens and riverside walks.

This highly sought-after location includes an on-site management office, club room, 24hr security, convenience store and communal heating and hot water.



Entrance Hall

Reception Room

16'6" x 15'10"

Kitchen

10'11" x 9'0"

Bedroom One

18'0" x 15'9"

Bedroom Two

14'1" x 9'8"

Bathroom

8'1" x 5'10"

Cloakroom

Balcony

Additional Information

Tenure: Share of Freehold:

951yrs

Council Tax Band: E

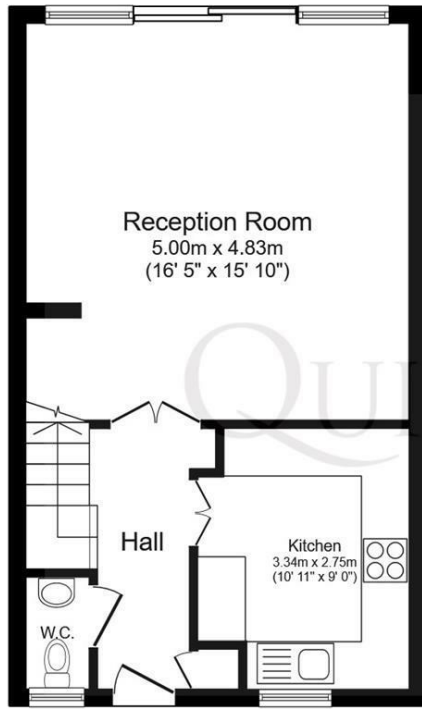
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Two Allocated Parking

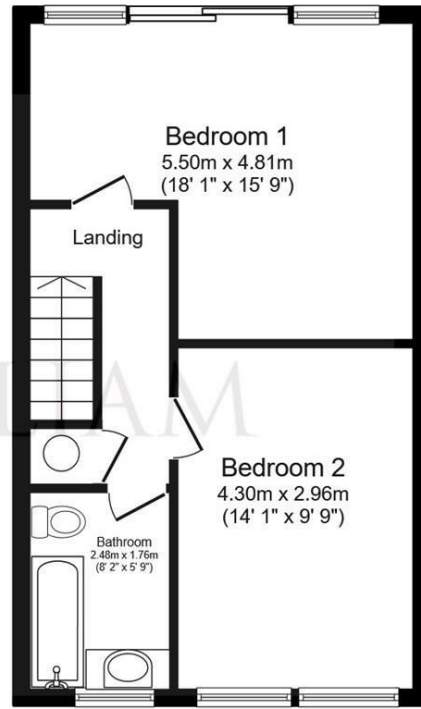
Spaces:

Numbers 141 and 236





**Ground Floor**  
Floor area 40.4 sq.m. (435 sq.ft.)



**First Floor**  
Floor area 40.4 sq.m. (435 sq.ft.)

**TOTAL: 80.8 sq.m. (870 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



| 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 |  |                            |           |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>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