



# QUILLIAM

Soap House Lane  
Brentford

- Waterside Development
- En-Suite
- Balcony
- Generous Reception Room
- Open Planned Kitchen
- Two Bedrooms
- Floor to Ceiling Windows
- Two Bathrooms
- Leasehold
- Lift Access

**£440,000**







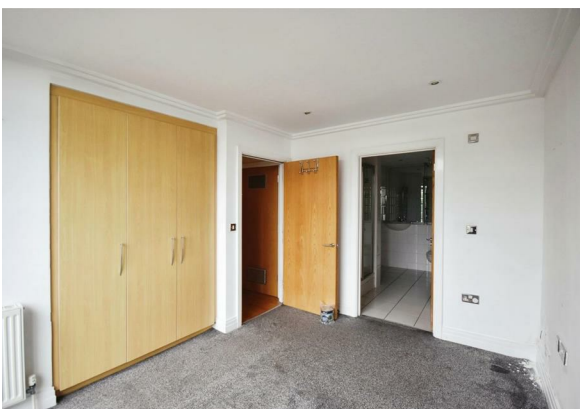
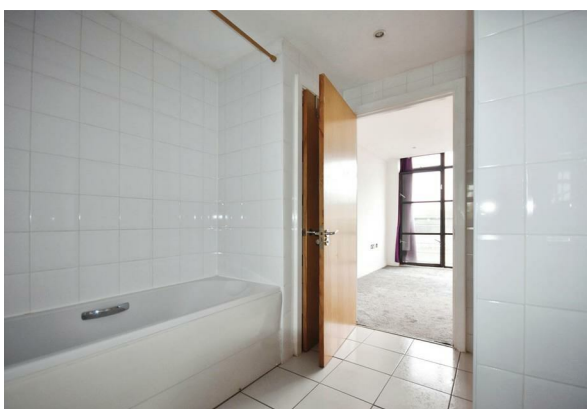
## Property Description

This is a fantastic two-bedroom, chain free flat with a generous reception in a highly sought after location and ever popular Ferry Quays Riverside Development.

The apartment features an open-plan layout that combines a living room, fitted kitchen, and dining area. It includes two bedrooms, with one benefiting from an en-suite bathroom. Additionally, the property offers a separate shower room.

Residents can enjoy peaceful river views, concierge services, and a variety of cafes and restaurants within the development.

The property is also conveniently located near the High Street, which provides even more shopping and dining options. For commuters, Brentford Mainline station, local bus routes, and easy access to the A4/M4 offer excellent transport links.





Bedroom 1  
12'0" x 9'5"

Council Tax: F  
EPC: B

Kitchen/Reception  
Room  
23'0" x 16'8"

En-suite  
10'11" x 6'1"

Bedroom 2  
9'2" x 8'2"

Bathroom  
8'7" x 6'2"

Dining Room  
17'8" x 7'7"

Balcony

### Additional Information

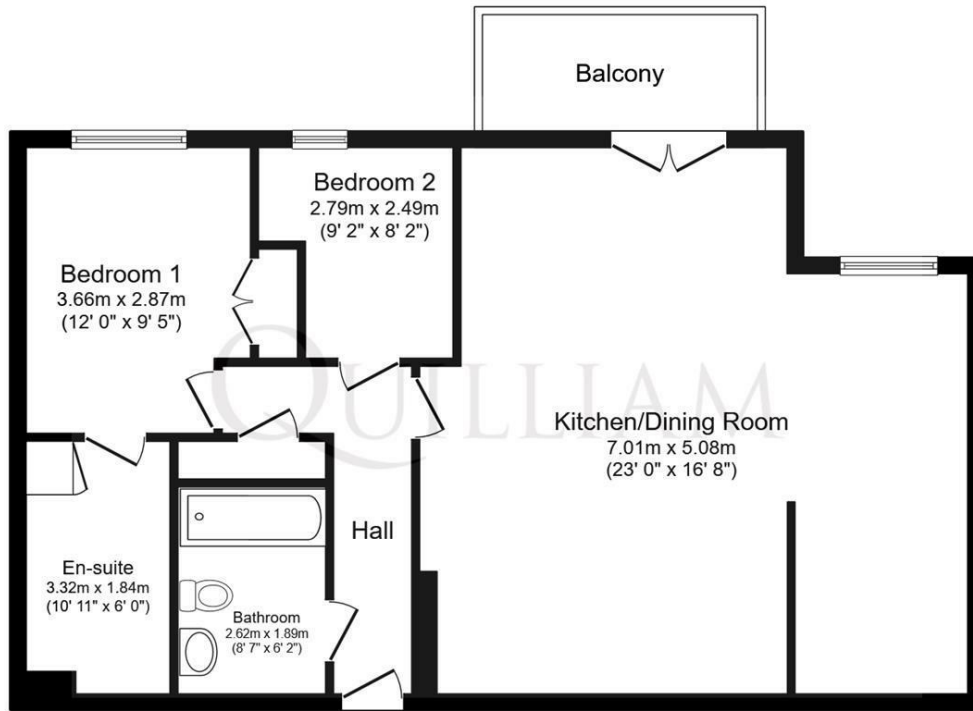
Tenure: Leasehold

Lease: 125 years from 1  
January 2001

Ground Rent : £225 rising to  
£1,125

Service Charge is c£6000 pa





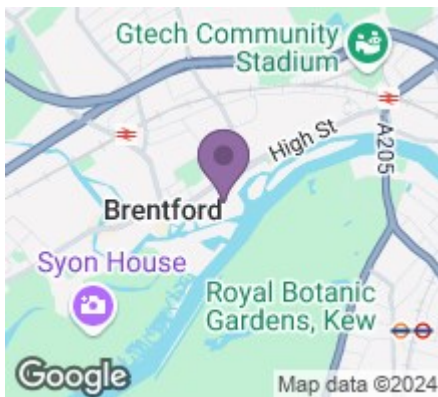
## Floor Plan

Floor area 92.9 sq.m. (1,000 sq.ft.)

TOTAL: 92.9 sq.m. (1,000 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

206 High Street  
Brentford  
TW8 8AH

020 8847 4737  
info@quilliam.co.uk  
<https://www.quilliam.co.uk>

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