

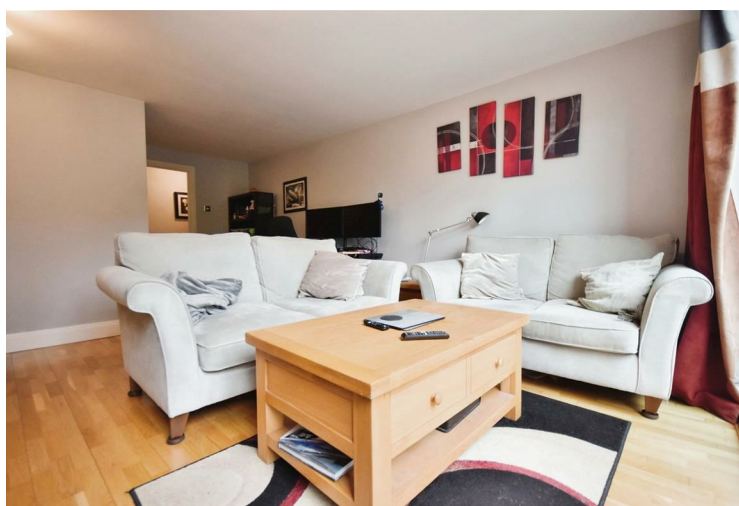


QUILLIAM

Holland Gardens
Brentford

- Two Double Bedrooms
- Reception Room
- Fitted Kitchen
- Modern Bathroom
- Two Bathrooms
- Spacious Patio
- Ground Floor
- 24 Hour Concierge
- Residents Gym, Spa and Gardens
- Parking

£450,000





Property Description

Quilliam are proud to present this ground floor two double bedroom apartment at the desirable Holland Gardens development.

This spacious, light and airy accommodation offers an entrance hall with ample storage leading through to a good sized fitted kitchen and a large reception room with doors onto a private balcony offering views of the communal gardens towards the River Thames.

There are two double bedrooms, both with fitted wardrobes. Bedroom one has an en-suite shower room as well as doors leading to a spacious patio area.

The development is very popular especially for it's on-site gymnasium and spa which includes a hot tub, steam room, sauna and changing rooms. There is a 24-hour concierge service and well kept communal gardens.

Kew Bridge Main Line Station is a short walk offering services to London Waterloo. Local bus services offer a variety of further connections including the Elizabeth Line.

Other attractions within walking distance include the new Brentford football and rugby stadium, the Musical Museum, the London Museum of Water and Steam and lovely riverside walks connecting to bars and restaurants.

Brentford High Street is a short distance where the South Side is currently being redeveloped to include a new town centre with shops, bars and restaurants, boutique cinema and lots more.

Entrance Hall

Reception Room

19'0" x 14'2"

Kitchen

10'9" x 7'4"

Bedroom One

13'6" x 12'4"

Ensuite

7'7" x 4'3"

Bedroom Two

15'5" x 8'1"

Bathroom

10'9" x 7'0"

Terrace

20'10" x 9'2"

Parking

Additional Information

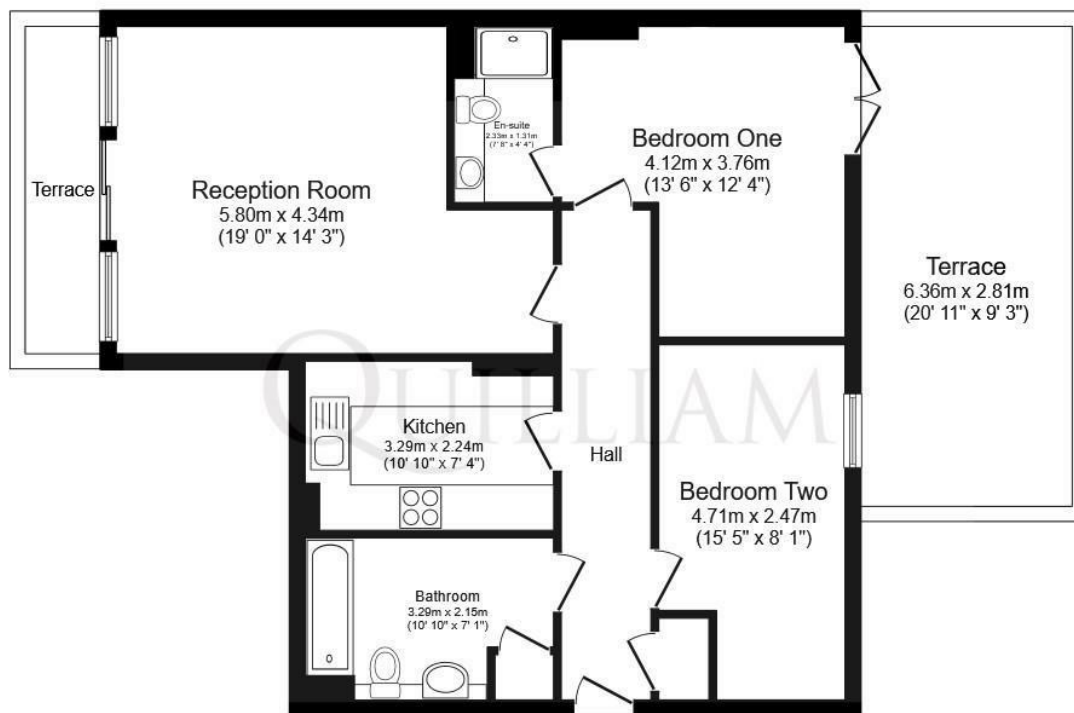
Tenure: Leasehold with 990yrs remaining

Service Charge: £4,900pA

Ground Rent: £400pA

Council Tax Band E, London Borough of Hounslow





Ground Floor
Floor area 74.7 sq.m. (804 sq.ft.)

TOTAL: 74.7 sq.m. (804 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		
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