



# QUILLIAM

Glenhurst Road  
Brentford

- First Floor Flat
- Reception Room
- Fitted Kitchen
- Large Bathroom
- Double Bedroom
- Large Loft Space
- Close to Station and Bus Stops
- Good Residential Road
- Convenient for High Street
- Easy Access to A4/M4

**£350,000**

**Asking Price**







## Property Description

A nicely presented first floor conversion flat offered for sale with the benefit of a share of the freehold and a spacious loft in a good residential road.

Upon entering this property you are greeted with stairs leading to the first floor where the accommodation includes a hall with all rooms off.

The light and bright reception room has large twin windows and stripped wooden floors, one double bedroom, a good fitted kitchen and a very well appointed modern bathroom with bath and separate shower cubicle.

The loft offers good storage space and maybe converted to provide a second bedroom (subject to planning permission).

The property is close to Boston Manor Park and other green outdoor spaces as well as The River Thames and The Grand Union Canal offering waterside walks. Brentford Mainline Station and local bus routes are just moments away and the A4 and M4 are easily accessible. Brentford Mainline Station (South-West trains to Waterloo) offers swift access to Central London.

Brentford High Street is easily accessible where the South Side is currently undergoing a massive regeneration including shops, bars and restaurants, boutique cinema and lots more, all leading down to the water's edge.

No onward chain.



## ACCOMMODATION

Entrance Hall

Reception Room

16'4" x 11'3"

Bedroom

10'11" x 9'8"

Kitchen

10'7" x 5'6"

Bathroom

10'5" x 5'6"

Large Loft Space

Additional Information:

Tenure: Share of Freehold

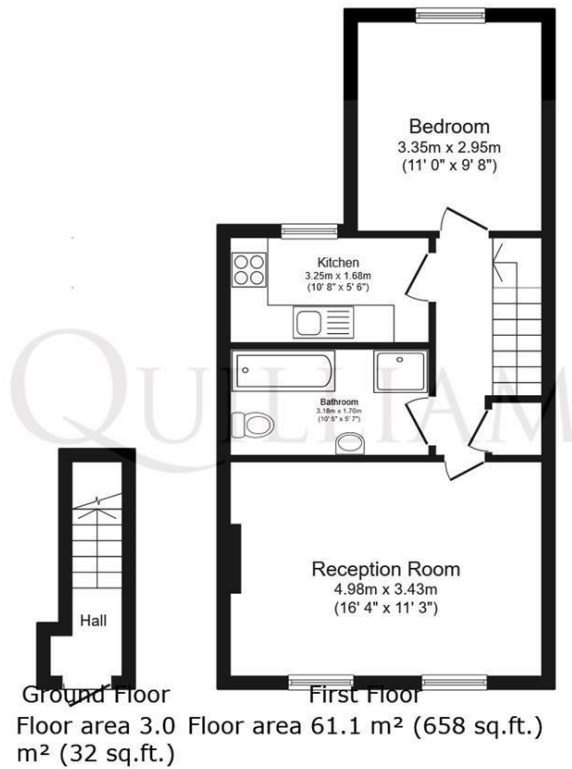
991 years remaining

Council Tax: C

EPC: D

Parking: On street parking  
with permit from the Council

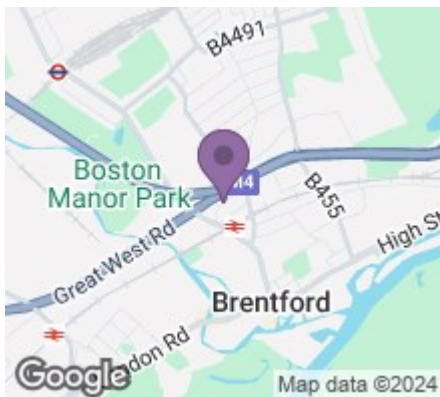




TOTAL: 64.1 m<sup>2</sup> (690 sq.ft.)

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) <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		
	67	77
<b>England &amp; Wales</b>	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