



# QUILLIAM

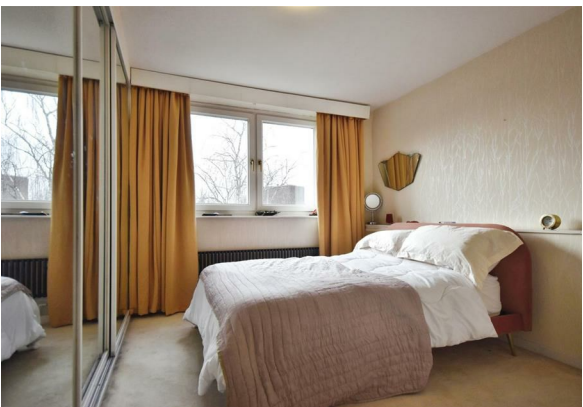
Justin Close  
Brentford

- River Views
- Potential Two Bedrooms
- Long Lease
- Garage and Parking
- Approx +1,450sq ft
- No Onward Chain
- Generous Reception Room
- Balcony
- Ample Storage
- Council Tax Band: F

**£475,000**







## Property Description

We are pleased to present this neutrally decorated one bedroom flat, currently listed for sale. This flat is perfect for a professional couple or someone downsizing, offering a spacious layout and unique features that set it apart.

The property boasts one comfortable bedroom, a well-maintained bathroom, and a singular reception room that provides ample space for relaxation and entertainment. The kitchen is a particular highlight, bathed in natural light and providing a dedicated breakfast area for casual dining. This flat offers a separate area as a generously sized study, which could be converted back into an extra bedroom.

One of the unique features of this flat is its wonderful river views, which can be enjoyed from the comfort of your own private balcony, equipped with an awning/canopy. Another plus is the private garage, with an additional dedicated parking space in front of it.

The property is situated in a sought-after location, with easy access to green spaces and walking routes. This offers a perfect balance of city living and natural beauty, and the opportunity to enjoy outdoor activities right on your doorstep. Julius Court is one of the most desired locations in Brentford Dock, for the River and Canal views.

The flat falls under council tax band F. The service charge covers the hot water and heating for the flat, as well as block management and maintenance.

In terms of condition, the property is neutrally decorated, offering the perfect blank canvas for the new owners to add their personal touch.

In summary, this flat offers a great opportunity for any professional couple or anyone looking to downsize to an easy living and peaceful location. The property is in a desirable location, with unique features and ample living space. Don't miss out on this opportunity. Contact us today to arrange a viewing.



## Reception Room

18'6" x 17'10"

## Kitchen

16'10" x 11'5"

## Bedroom

12'7" x 9'5"

## Bathroom

8'5" x 5'4"

## Landing

## Study

11'0" x 6'10"

## Utility Room

7'3" x 5'3"

## Balcony

17'8" x 5'6"

## Additional Information:

Years Remaining - 952 years

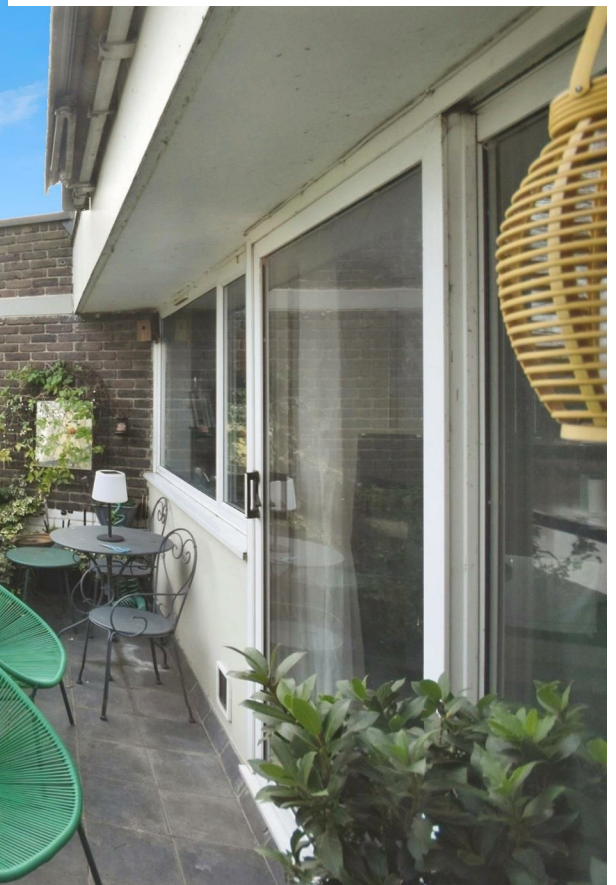
Service Charge - £6,800 pA

Ground Rent - £peppercorn

Garage - 136 + parking in front

Council Tax Band - F

EPC - tbc





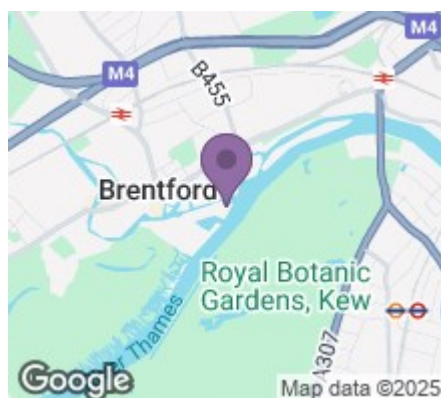
**First Floor**  
Floor area 7.4 sq.m.  
(80 sq.ft.)

**Second Floor**  
Floor area 110.9 sq.m. (1,194 sq.ft.)

**TOTAL: 118.3 sq.m. (1,274 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](http://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		
<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