



QUILLIAM

Augustus Close
Brentford

- Stunning River Views
- Four Good Sized Bedrooms
- South Facing Reception Room
- South Facing Kitchen
- Private Terrace with River Views
- Bathroom with Window
- Cloakroom
- Garage and Off-Street Parking
- Sought After Location
- Chain Free

£750,000





Property Description

Quilliam are proud to offer For Sale, a rarely available four bedroom duplex apartment directly overlooking the River Thames. Boasting a sought-after location opposite Kew Gardens, the property comes with stunning river views that can be enjoyed from the comfort of your own large terrace. This unique feature adds an extra touch of luxury providing ample space for entertaining and outdoor dining.

The property comprises four generously sized bedrooms. There is a bathroom and a cloakroom, both with windows. The heart of the home is the bright and airy kitchen, bathed in natural light, making it a pleasant space for preparing family meals. The reception room is spacious and bright with full height doors leading onto the private south facing terrace with its exquisite views of the Thames.

Brentford Dock is a much sought after waterside development built on the banks of the River Thames, Grand Union Canal and River Brent making it quite unique especially having it's own boat marina where leisure moorings may be rented subject to availability. Residents may also enjoy beautiful, well maintained gardens including a picnic area; convenience store, on site management office, 24hr security, club room where various events are held along with regular yoga classes, coffee mornings etc and a pedestrian gate to Syon Park (subject to a small annual fee).

The property is within council tax band F, providing an added benefit for potential homeowners. This apartment is a true gem that blends space, comfort, and a prime location. Don't miss out on the opportunity to make it your home!



Entrance Hall

Cloakroom

Bedroom
14'5" x 9'2"

Bedroom
10'2" x 6'10"

Reception Room
17'5" x 17'5"
Into L

Terrace
17'5" x 8'0"

Kitchen

Bedroom
14'5" x 9'2"

Bedroom
10'2" x 6'10"

Bathroom

Garage and Driveway Parking

Additional Information:

Tenure - Leasehold

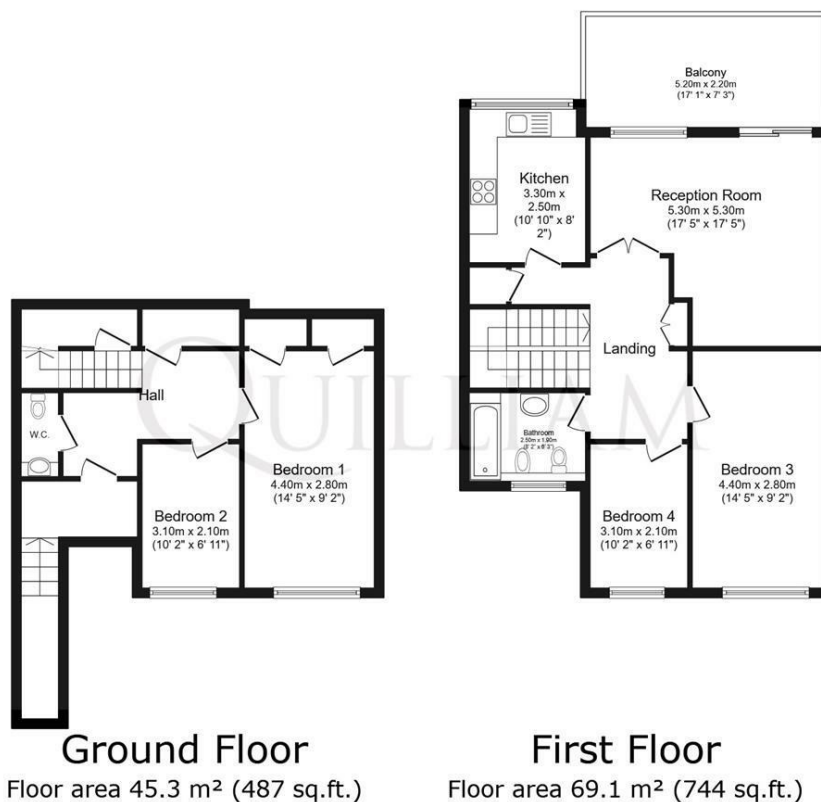
Years Remaining - 952yrs

Service Charge - £6,495 pA (including hot water and heating)

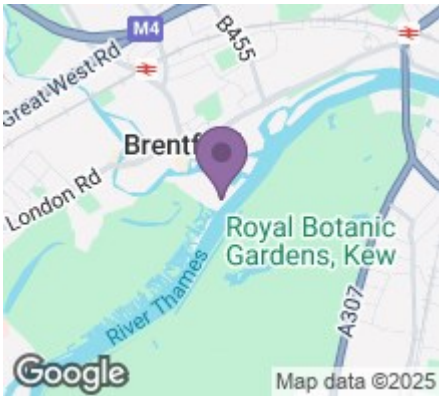
Ground Rent - Peppercorn pA

Council Tax - Band F London Borough of Hounslow





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