



QUILLIAM

Tallow Road
Brentford

- Waterside Town House
- Four Double Bedrooms
- Two Bathrooms One Cloakroom
- Large Kitchen Family Room
- Very Large Reception Room
- Utility Room and Work-Shop
- Lots of Storage
- Top Floor Balcony
- Pontoon Mooring
- The Island Development

£1,395,000

Asking Price





Property Description

Quilliam are proud to present this immaculately presented Waterside Terraced House located on The Island, a sought after area. The property boasts a host of unique features that make it an attractive proposition for families seeking a comfortable and stylish home.

The property provides ample living space with an open-plan design that allows for seamless movement between rooms. The living area is divided into two reception rooms, offering plenty of space for relaxation and entertainment. The kitchen has underfloor, is modern and well-equipped, perfect for all your culinary needs.

Upstairs, the property comprises four spacious bedrooms, each with a warm and welcoming ambiance. The two bathrooms are stylishly designed and fitted with high-quality fixtures.

The townhouse is part of a gated community, providing an extra layer of security for families. An added bonus is the private driveway providing off-street parking, an increasingly rare feature in this bustling location.

Stepping outside, you'll find a beautifully manicured garden, an ideal spot for alfresco dining or a morning cup of tea. The property's waterside location adds a unique charm, offering a tranquil setting amidst the bustle of city life.

The location is as convenient as it is beautiful. With easy access to public transport links, local schools, and a range of amenities, everything you need is within reach. Moreover, the convenience of a concierge service further enhances the property's appeal, simplifying everyday tasks and ensuring a smooth living experience.

In summary, this property is a perfect blend of comfort, style, and convenience, making it an ideal home for families. The combination of unique features and a superb location makes it a truly attractive proposition that is not to be missed.

Hall

Work Shop

10'0" x 9'9"

Utility Room

10'0" x 6'9"

W/C

Kitchen/Dining Room

18'11" x 15'3"

Reception Room

21'10" x 18'11"

Formal Reception
Room

11'8" x 10'0"

Bedroom Two

11'8" x 10'4"

Bedroom Three

11'7" x 10'2"

Bathroom

7'10" x 7'4"

Bedroom Four

11'7" x 8'4"

Bedroom One

16'0" x 13'8"

En-Suite

12'8" x 4'11"

Balcony

Additional Information:

Tenure: Leasehold

Years Remaining: 973 years

Service Charge - £1,964.28

pA

Ground Rent - £400 pA

Pontoon Licence - 99 years

remaining

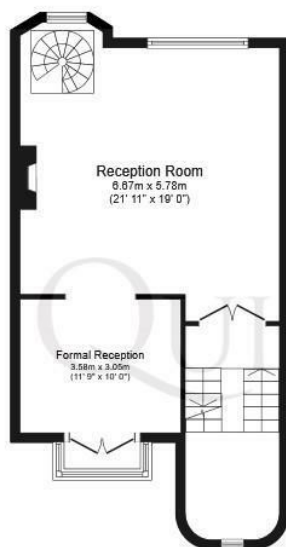
Council Tax Band - G

(£3,318.35 2024/25)

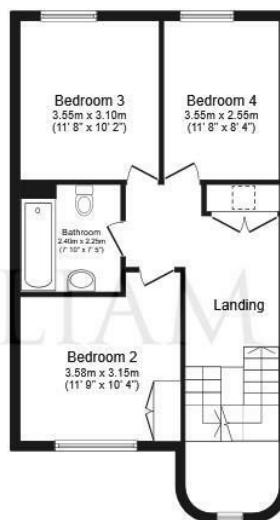




Ground Floor
Floor area 58.1 sq.m.
(626 sq.ft.)



First Floor
Floor area 56.8 sq.m.
(611 sq.ft.)



Second Floor
Floor area 57.4 sq.m.
(617 sq.ft.)

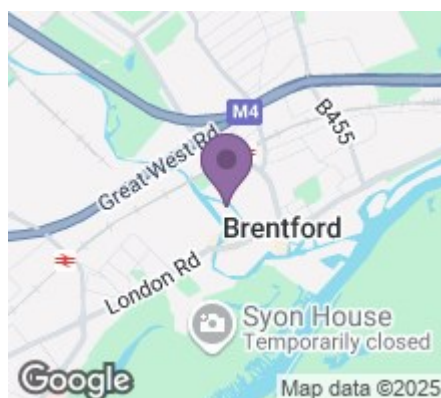


Third Floor
Floor area 36.9 sq.m.
(397 sq.ft.)

TOTAL: 209.2 sq.m. (2,251 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	
	78	84

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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