



QUILLIAM

Augustus Close
Brentford

- Three Bedroom Maisonette
- Open Plan Kitchen
- Separate Reception Room
- Balcony
- Water and Syon Park Views
- Residential Parking
- Modern Kitchen
- Long Lease +900 years
- Hot Water and Heating Included in Service Charge
- EPC = D

£475,000

Leasehold





Property Description

For Sale, a charming three bedroom maisonette in great condition, presenting an excellent opportunity for first-time buyers, investors, and families. The property boasts three bedrooms, two of which are generous doubles, with the third being a comfortable single featuring built-in storage. The home is serviced by a well-appointed bathroom.

The living spaces within this maisonette are exceptional, with two reception rooms enhancing the flexibility of the layout. The first reception room has large windows that flood the space with natural light, complementing the timeless appeal of the wood floors. The second reception room is a versatile space that can accommodate a variety of uses, tailored to your needs.

The highlight of the property is the kitchen, which is open-plan and offers plenty of natural light. The dining space within the kitchen creates a convivial atmosphere, perfect for entertaining or enjoying family meals.

The maisonette is situated in a location that is second to none, with public transport links, local amenities, green spaces, nearby parks, walking routes, and cycling routes all within close proximity. This location ensures you can enjoy the best of both urban living and nature.

The property comes with unique features that further enhance its appeal, including a 24/7 security office, a balcony, and views of Syon Park and the River Brent. The property is in EPC rating band D and council tax band E.

Vendor Notes - "We moved to Galba Court 28 years ago. We decided to refurbish the bathroom a few years ago by installing a walk-in shower to enhance the space. We have also refurbished the kitchen to a high standard with modern units and appliances incorporating efficient storage. We decided to show how light and airy the living room and dining rooms are by fitting wooden flooring. We have loved our time here in Brentford Dock. It is a beautiful green space and is a close friendly community."

Accommodation

Entrance
8'0" x 7'8"

Hall

Reception Room
10'1" x 15'10"

Dining Room / Kitchen
7'6" x 21'5"

Bedroom One
12'1" x 11'7"

Bedroom Two
8'5" x 17'7"

Bathroom
5'4" x 7'0"

Bedroom Three
6'9" x 11'7"

Balcony
9'11" x 4'0"

Garage
15'2" x 7'10"

Additional Information:

Tenure - Leasehold - 953 years remaining

Service Charge - £1,678.00 quarterly

(Includes: Hot Water, Heating, 24/7 Security Office, Management Office, Building and Estate Insurance, Maintenance of the Large Grounds, Sinking Fund)

Ground Rent - £0 pa

EPC - D

CT - E

Garage 36

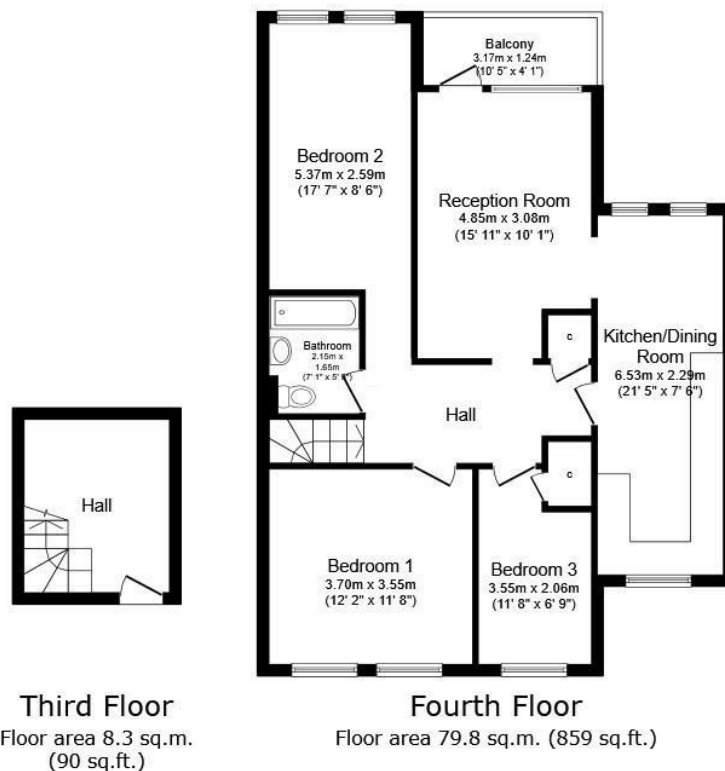
Width - 2.409m

Length - 4.625m

Height: Ceiling (highest) - 2.050m

Garage door when raised (lowest) - 1.786m





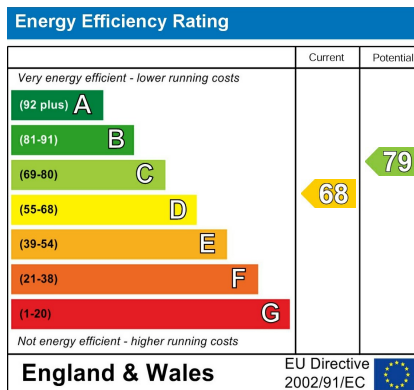
Total floor area: 88.1 sq.m. (948 sq.ft.)

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

We have been informed by our Vendor of the following information:

Leasehold
Term of Lease: 999 years from 25 March 1978 (approximately 952 years remaining)
Service Charge £0 per annum
Building Insurance £408.53 for 2024/25
Ground Rent peppercorn for 2024/25 per annum
London Borough of Hounslow Council Tax Band: E
Council Tax Payable for 2025/26 £2,549.34 per annum
EPC - D
The annual Council Tax charge has been supplied in good faith and is for the period 2025/26. It will likely be reviewed and changed by the Local Authority the following year and could be subject to an increase after the end of March.



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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