



# QUILLIAM

## Bowline Court Brentford

- Ground Floor Apartment
- Private Wrap Around Terrace
- Facing Communal Gardens
- Three Double Bedrooms
- Two Bathrooms
- Spacious Reception Room
- Open Plan Kitchen
- Exclusive Development
- Private Allocated Parking
- Energy Performance Certificate - B

**Asking Price £650,000**







## Property Description

An award winning development, Brentford Lock West is beautifully located along the banks of the Grand Union Canal.

Located on the ground floor with a wrap around terrace overlooking the communal landscaped gardens this well proportioned three bedroom, two bathroom apartment offers spacious light and bright accommodation. The open plan double aspect reception room is stunning with doors opening onto the terrace and a well fitted kitchen.

The property is offered in good condition with wooden flooring throughout.

Included in the sale is a secure underground parking space.

Brentford Lock West enjoys unique waterside living whilst being close to Brentford High Street where the South Side is undergoing a massive exciting regeneration to include more shops, bars and restaurants. Transport links include Brentford Mainline Station, bus routes and the A4/M4.

**Reception / Kitchen**  
21'6" x 20'2"



**Bedroom 1**  
15'11" x 13'10"

**En-suite**  
7'1" x 4'1"

**Bedroom 2**  
14'2" x 9'5"

**Bedroom 3**  
13'6" x 7'10"

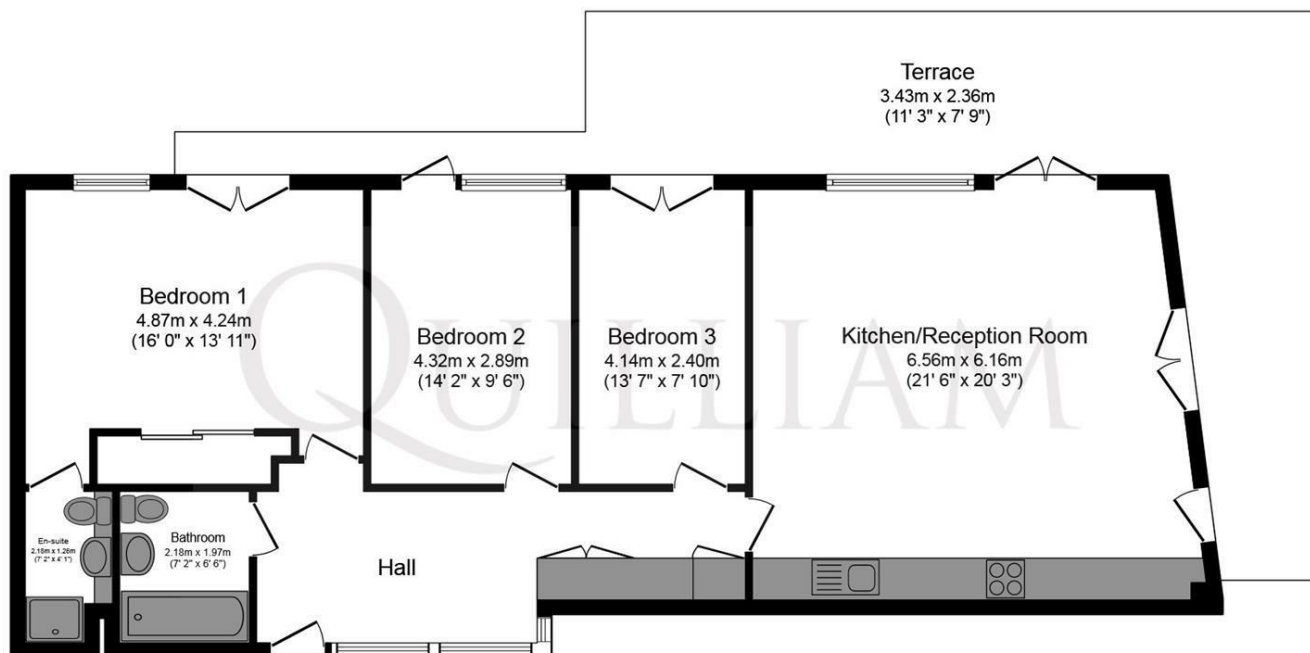
**Bathroom**  
7'1" x 6'5"

**Additional Information:**

Leasehold 233 years remaining  
Service Charge £6,000 per annum  
Ground Rent £500 per annum  
Council Tax Band - F  
Energy Performance Certificate - B







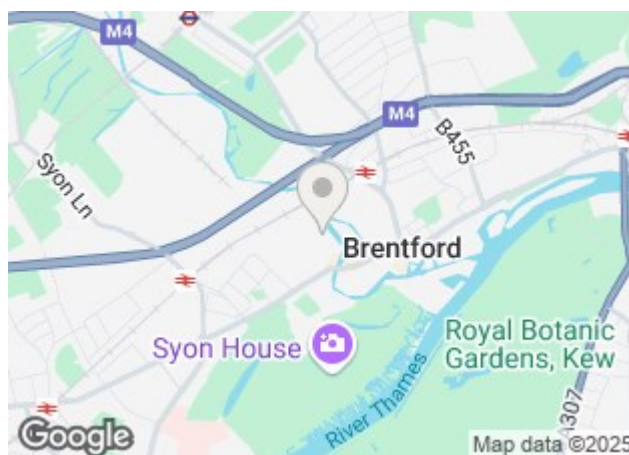
## Floor Plan

Floor area 98.2 sq.m. (1,058 sq.ft.) approx

Total floor area 98.2.5 sq.m. (1,058 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<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