



# QUILLIAM

Otho Court  
Brentford

- Private Parking Space
- Third Floor
- Reception Room
- Separate Kitchen
- Bathroom
- No Onward Chain
- Communal Gardens
- Hot Water and Heating Included
- Council Tax Band - C
- Energy Performance Certificate - D

**£300,000**







## Property Description

A spacious light and airy one bedroom purpose built apartment with private parking space well located in this sought after waterside development.

Whilst the property needs some updating, it benefits from ample storage and offers the new owner an opportunity to make it into a really special home or perhaps a rental investment.



Brentford Dock is a much sought after development with beautiful, mature communal gardens with both River Thames and River Brent frontage. There is a boat marina with leisure moorings available to rent, residents' picnic area, club room, an on site management office, convenience store and 24 hour security. There is also private access to Syon Park with a pass charged for separately.

The property is being sold with a share of the freehold interest with a 952 year lease remaining.

The service charge includes hot water and heating which is a very attractive benefit especially in these uncertain times.



The Dock is conveniently situated close to Brentford High Street which is currently undergoing redevelopment on the South Side to provide an exciting new town centre which will include a new supermarket, bars and restaurants, a boutique cinema and lots more with pedestrian lanes leading down to the water's edge.

Brentford mainline station is within walking distance with trains to Waterloo, local bus routes and easy access to the A4/M4.

The property is vacant with no onward chain



Entrance Hall

Reception Room

15'10" x 10'9"

Bedroom

12'10" x 8'10"

Kitchen

13'8" x 5'11"

Bathroom

6'3" x 5'6"

### Additional Information:

Car Parking Space - Number 85

Tenure Share of Freehold - 952 years remaining on Lease

Service Charge £3,960 per annum (includes sinking fund, hot water and heating)

Ground Rent - Peppercorn

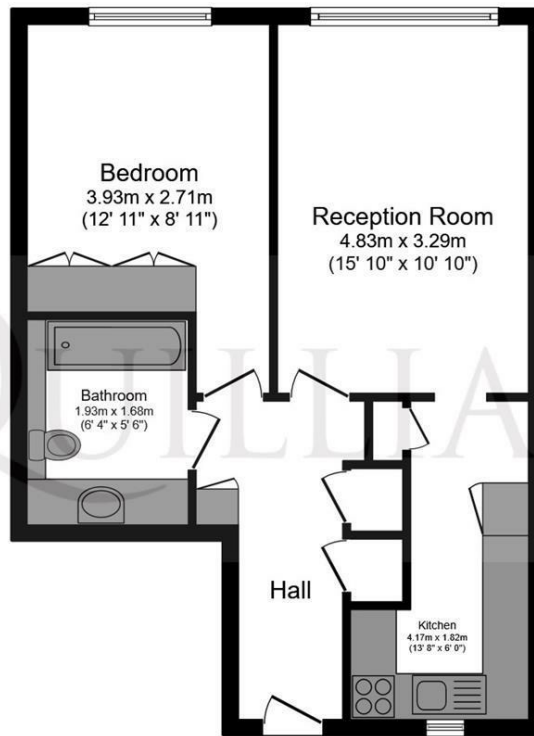
Energy Performance Certificate - D

Council Tax - Band C

London Borough of Hounslow







## Floor Plan

Floor area 46.9 sq.m. (505 sq.ft.) approx

Total floor area 46.9 sq.m. (505 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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## 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		
	66	79
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