

Quilliam

Justin Close Brentford

- Chain Free
- Three Bedrooms
- Balcony
- Gated River Walks
- 24/7 Security

- Ready to Move In
- Private Garage
- Raised Ground Floor
- EPC Rating C

£495,000

Leasehole - Share









Property Description

Set within the sought-after Romulus Court in Brentford Dock, this well-presented three-bedroom, one-bathroom flat offers a fantastic opportunity to join a popular riverside community.

Located on the raised ground floor, the property spans a generous 998 sq ft and is filled with natural light throughout. The layout is practical and spacious, making it ideal for families, couples, or professionals. A private south facing balcony adds valuable outdoor space, perfect for relaxing.

Brentford Dock is a well-maintained residential development known for its peaceful surroundings, strong sense of community, and access to private riverside walks and landscaped communal gardens. Residents also benefit from being close to the Brentford Project — a new development bringing a range of shops, cafés, and other amenities to the area.

Transport links are excellent, with convenient bus routes from the High Street, the Piccadilly Line accessible via Boston Manor Station, and direct trains to Waterloo in approximately 30 minutes from Brentford Overground Station.

The property is in excellent condition and ready for immediate occupation, offering a straightforward move-in for buyers seeking a low-maintenance home in a well-connected and desirable location.





Accommodation

Hall

Reception/Dining Room 18'4" x 10'6"

Kitchen 12'5" x 9'2"

Balcony

Bedroom One 13'1" x 10'0"

Bedroom Two 14'2" x 8'6"

Bedroom Three 9'5" x 8'3"

Bathroom

Additional Information:
Tenure - Leasehold
Years Remaining - 952 years
Service Charge - £6,580 pA
Ground Rent - Peppercorn
Energy Performance Certificate - C
Council Tax Band - E (£2,549.33 2025-26)

Hot Water & Heating Included Share In The Freehold - Upon Purchase 24/7 Security









Floor area 92.7 sq.m. (998 sq.ft.) approx

Total floor area 92.7 sq.m. (998 sq.ft.) approx

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

Powered by Focalagent.com

Property Information

Tenure - Leasehold

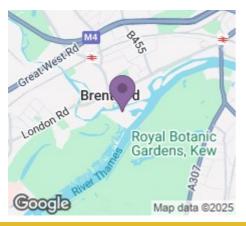
Years Remaining - 952 years

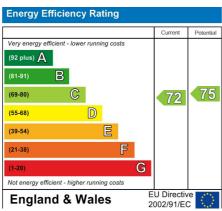
Service Charge - £6,580 pa (provided by the property owner and reviewed every April)

Ground Rent - Peppercorn

Energy Performance Certificate - C

Council Tax Band - E (£2,549.33 - The annual Council Tax charge has been supplied in good faith by the property owner and is for the period 2025/2026)





206 High Street Brentford TW8 8AH

020 8847 4737 info@quilliam.co.uk https://www.quilliam.co.uk 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