



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
- Council Tax Band - E

£495,000

**Leasehold
- 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.

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Property Information

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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)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(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		

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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