



# QUILLIAM

Tallow Road  
Brentford

- The Island Gated Development
- One Bedroom Apartment
- Open Plan Reception
- Two West Facing Terraces
- Bedroom with Wardrobe

- Bathroom
- Underground Parking Space
- Conservation Area for Wildlife
- No Onward Chain
- Moments from High Street

**£350,000**

**Leasehold**







## Property Description

Nestled in the prestigious gated waterside development of The Island, this delightful ground floor apartment on Tallow Road offers a unique blend of comfort and convenience. Built at the turn of the new millennium, this spacious one-bedroom apartment is perfect for those seeking a tranquil lifestyle while remaining close to local amenities.

Upon entering, you are greeted by a welcoming entrance hall that leads to a generous open plan reception room with ample space for seating and dining. The kitchen area, located at the rear, is well-equipped and functional. French doors open onto a charming west-facing patio, allowing for an abundance of natural light and a perfect spot to enjoy the evening sun.

The bedroom has built-in wardrobes and its own set of French doors that also lead to a second patio area. The bathroom is white with a shower over the bath.

The Island is beautifully situated along the banks of the Grand Union Canal and River Brent, providing a picturesque backdrop. Accessed via a secure bridge and gates, this development offers peace of mind in a serene environment. Despite its tranquil setting, the vibrant High Street is just moments away, where the exciting regeneration is underway to create a new town centre filled with shops, bars, restaurants, a boutique cinema, and a supermarket, all leading down to the water's edge.

Additionally, this property includes a secure underground parking space.

At the far end of The Island, residents can enjoy a small conservation area for local wildlife enhancing the natural beauty of the area.



# Accommodation

Entrance Hall

Reception Room  
21'4" x 18'2"

Patio Area

Kitchen Area

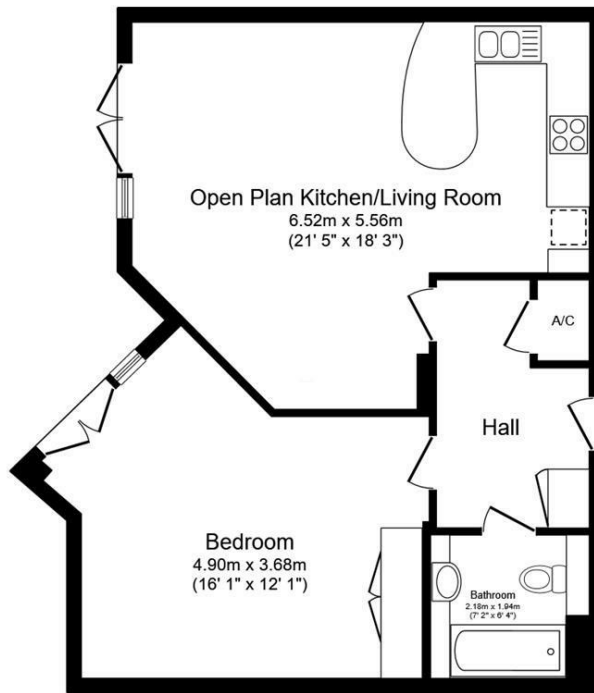
Double Bedroom  
16'0" x 12'0"

Second Patio Area

Bathroom  
7'1" x 6'4"

Allocated Underground Parking





**Floor Plan**  
Floor area 66.3 sq.m. (714 sq.ft.)

Total floor area: 66.3 sq.m. (714 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](http://www.Propertybox.io)

## Property Information

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

Tenure: Leasehold Term of Lease: 999 years from 25/3/1999 (approximately 973 years remaining)

Service Charge £4,000 per annum, reviewed annually by the Management Company Michael Richards

Ground Rent £400 per annum

London Borough of Hounslow Council Tax Band: D Payable for 2025/26 £2,085.82 per annum

The annual Council Tax charge has been supplied in good faith and is for the current year. 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.

Parking: Underground allocated space number 78



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>	63	66
(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		

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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