



# QUILLIAM

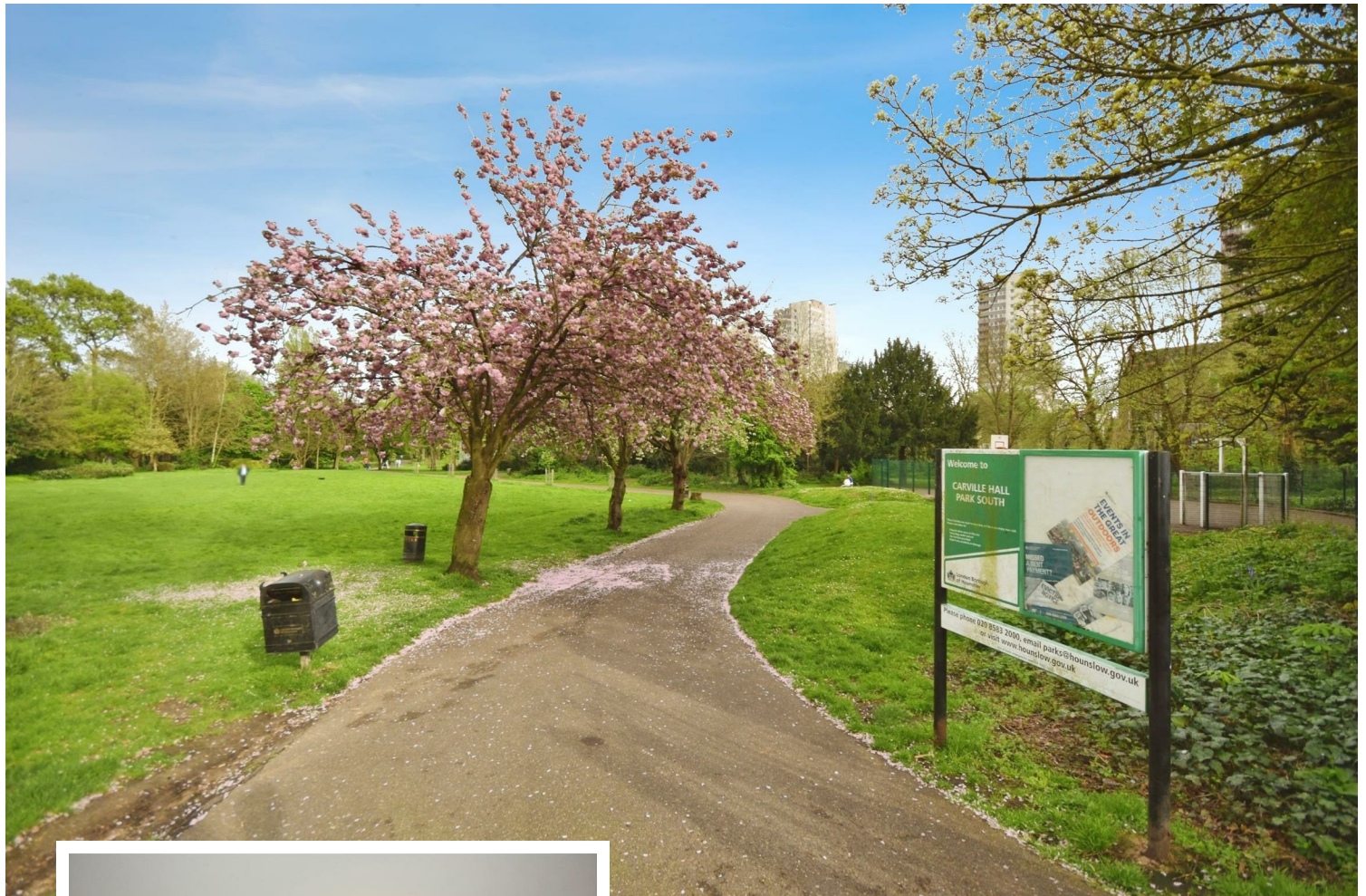
Clayponds Lane  
Brentford

- Studio Apartment
- Open Plan
- Fitted Kitchen
- Modern Shower Room
- Lift Access
- Underground Parking
- Bike Storage
- Residents Gym
- Local Parks
- Transport Links

**£199,950**

**Leasehold**





## Property Description

Quilliam are delighted to present this studio apartment situated in the GWQ development.

Upon entering this property you are greeted with a utility room and modern shower room.

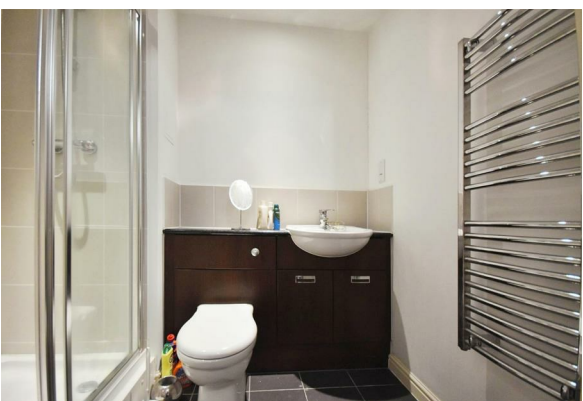
To the rear is the open plan bedroom and fitted kitchen. This room boasts natural light and view of the development .

The apartment is located on the third floor with lift access.

On the ground floor there is bike storage and a car park. This property includes a good sized parking space.

Conveniently located with excellent transport connections via A4/M4, Brentford or Kew Bridge Station offers rail service to London Waterloo, while numerous local bus routes and easy access to Heathrow Airport and Ealing Broadway provide connections to underground services including District, Central, and Elizabeth lines.

Carville Hall Park, and Gunnersbury Park are close by.



# Accommodation

Entrance hall

Studio/Kitchen  
18'9" x 13'4"

Shower Room

Utility Room

Parking

Additional Information:

Leasehold - 141 yrs

Service Charge - £3,039 pA

Ground Rent - £600 pA

Parking Space - C5



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## Floor Plan

Floor area 27.3 sq.m. (294 sq.ft.)

TOTAL: 27.3 sq.m. (294 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:

Leasehold

Term of Lease: 156 years from 25 November 2009 (approximately 140 years remaining)

Service Charge £1,622.31 per annum

Building Insurance incl. for 2024/25

Ground Rent £150 for 2024/25 per annum

London Borough of Hounslow Council Tax Band: B

Council Tax Payable for 2025/26 £1,622.31 per annum

EPC - B

The annual Council Tax charge has been supplied in good faith and is for the period 2025/26. 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.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   | 82      | 82        |
| (69-80) C                                   |         |           |
| (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