



# QUILLIAM

Augustus Close  
Brentford

- Two Bedroom Flat
- Cash Buyers
- Permit Parking
- Private Balcony
- Hot Water & Heating in Service Charge
- Riverside Development

- 24hr Security
- (circa) 52 year Lease Remaining
- Energy Performance Certificate: C
- Council Tax Band: D

**£330,000**

**Leasehold**







## Property Description

We're excited to present this two bedroom flat for sale in Brentford Dock.

The flat benefits from a well sized reception room, leading out to your own private balcony. A well equipped kitchen with a wood finish, combined w/c and bathroom for more space and two well proportioned bedrooms.



Brentford Dock is well located on the banks of the Grand Union Canal and River Thames and is convenient for the High Street, Brentford Mainline Station with services to London Waterloo, local bus routes and the A4/M4.

The service charge includes such luxuries as; Hot water, heating, 24hr security, reserve and sinking fund as well as maintenance of the many green spaces private to residents.



Brentford High Street is currently being regenerated to provide an exciting new town centre to include shops and cafes, bars and restaurants, supermarket, boutique cinema built around lanes which lead down to the water's edge.

Leasehold: 52 years remaining

**\*Cash Buyers ONLY\***



# Accommodation

**Hall**

**Kitchen**

14'5" x 7'10"

**Reception Room**

15'8" x 10'9"

**Bedroom One**

11'9" x 9'10"

**Bedroom Two**

14'5" x 8'10"

**Bathroom**

9'3" x 4'11"

**Balcony**



## Property Information

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

Tenure: Leasehold

Term of Lease: 100 years from 1977 (approximately 52 years remaining)

Service Charge £6,196.00 per annum, reviewed annually by the Management Company

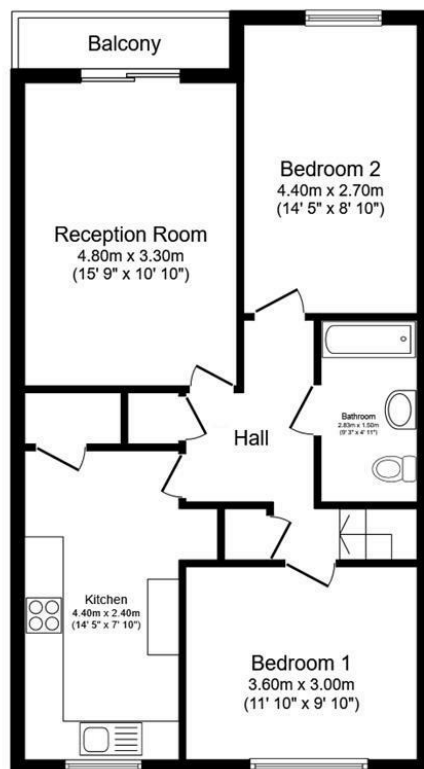
Ground Rent £10 per annum

London Borough of Hounslow Council Tax Band: D

Council Tax Payable for 2025/26 £2,085.82 per annum

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.





## Floor Plan

Floor area 66.6 sq.m. (717 sq.ft.)

Total floor area: 66.6 sq.m. (717 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)



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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	76
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