



QUILLIAM

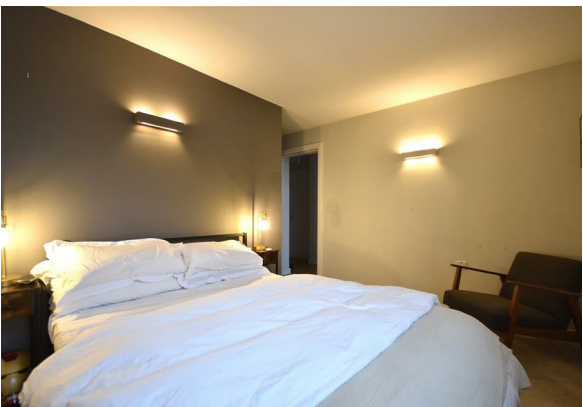
London Road
Brentford

- Two Double Bedrooms
- Kitchen/Reception Room
- Ready to Move In
- South-Facing Balcony
- No Onward Chain
- Water Views
- Close to Brentford Highstreet
- Transport Links
- Local Amenities
- Council Tax Band - D

£385,000

Leasehold





Property Description

Located minutes walk from Brentford High Street this delightful two-bedroom apartment with river views and a south-facing balcony is perfect for those seeking a relaxed lifestyle while remaining close to local amenities.

Offered to the market with no onward chain this well presented two double bedroom apartment enjoys a bright south-facing aspect with views over the River Brent. Situated within the sought-after Western House development, the property benefits from a long lease, low service charges, and residents' parking, making it an ideal home or investment opportunity.

The accommodation includes a bright open-plan reception room with a modern fitted kitchen and dining area, leading onto a private balcony. There are two generous double bedrooms, a modern bathroom suite, and ample built-in storage throughout.

Perfectly positioned just moments from Brentford High Street, Western House offers easy access to a vibrant range of shops, cafés, and restaurants. Brentford Station is within half a mile, providing direct links into London Waterloo, while local bus routes give access to underground stations and various destinations.

Accommodation

Hallway

Kitchen/Reception
21'8" x 12'3"

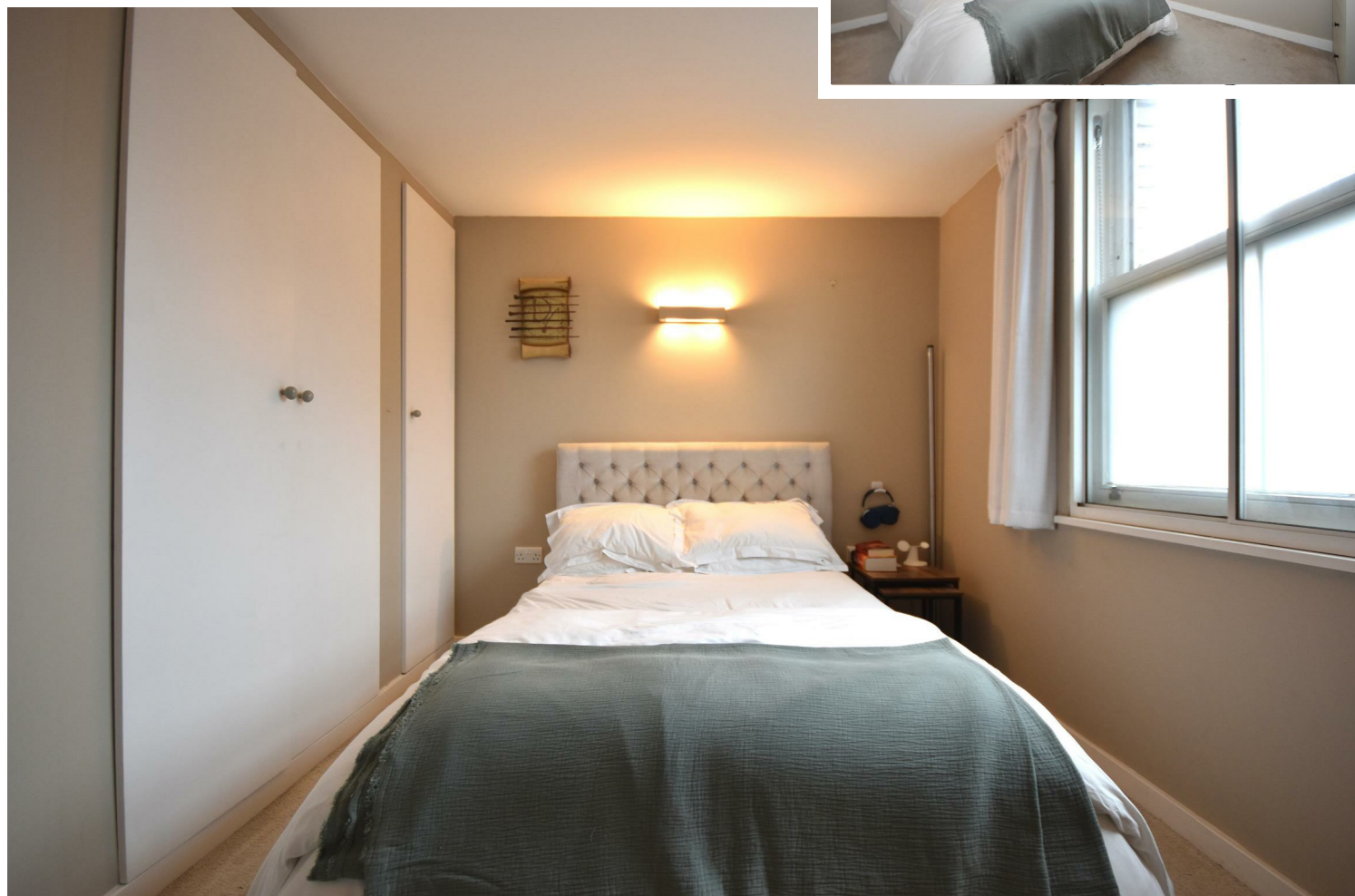
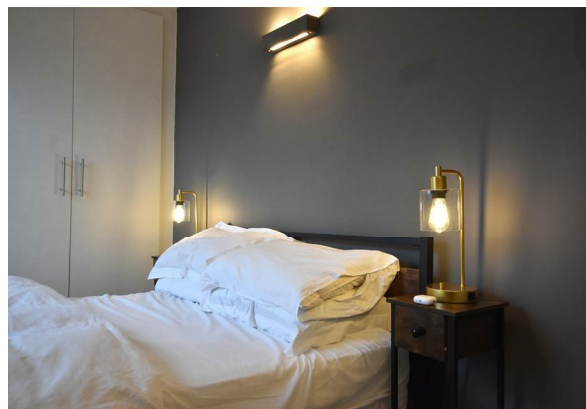
Bedroom One
13'11" x 12'0"

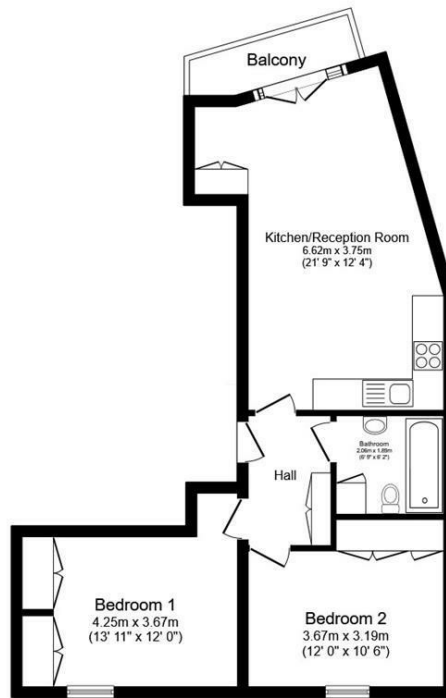
Bedroom Two
12'0" x 10'5"

Bathroom
6'9" x 6'2"

Balcony

Parking
Permit parking





Floor Plan

Floor area 56.0 sq.m. (603 sq.ft.)

Total floor area: 56.0 sq.m. (603 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

Property Information

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

Tenure: Leasehold

Term of Lease: 125 years from 01/01/2014 (approximately 114 years remaining)

Service Charge £2,099 per annum, reviewed annually by the Management Company

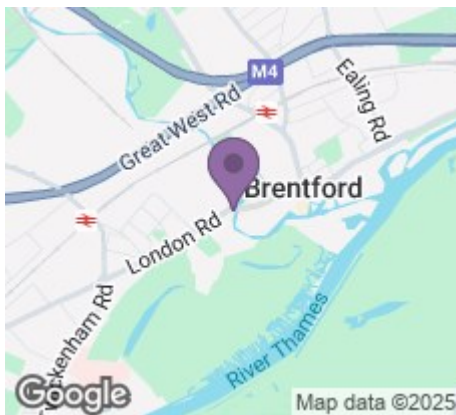
Ground Rent £300 per annum

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.

Parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	77
(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