



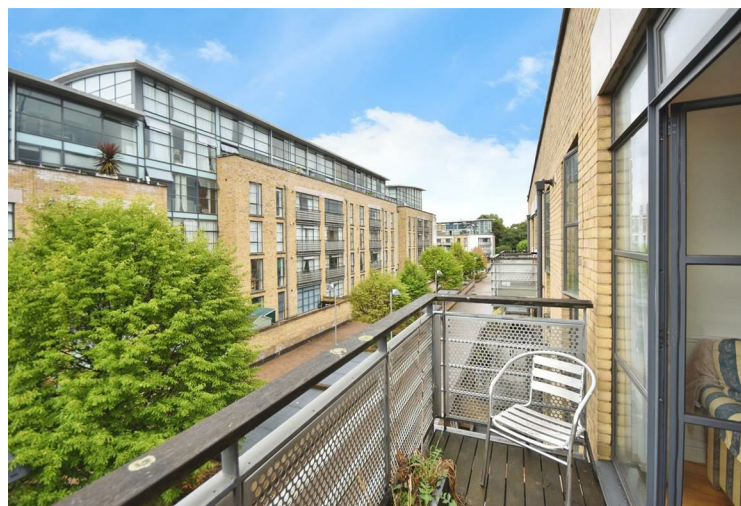
QUILLIAM

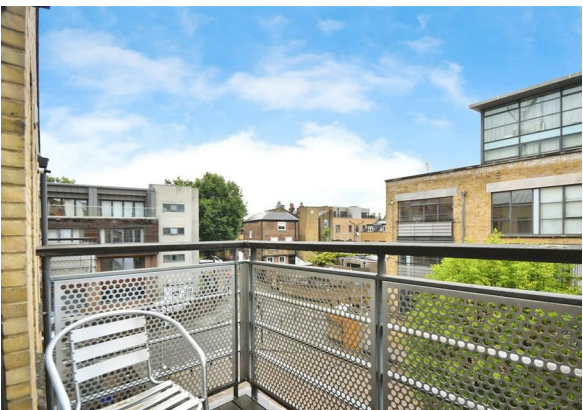
2 Town Meadow
Brentford

- Recently Refreshed
- Private Balcony
- Underground Parking Space
- Riverside Development
- Chain Free
- Ready to Move In
- Marina Restaurants
- Open Planned Reception / Kitchen
- Council Tax Band - D
- Energy Performance Certificate - C

£265,000

Leasehold





Property Description

Presenting a well presented one-bedroom contemporary apartment. Set within a highly desirable location, residents will enjoy immediate access to scenic walking along the water's edge.

The spacious open-plan reception room is bathed in natural light from large windows. Adjoining this space is a well-appointed kitchen area.

The generously sized double bedroom offers comfort and tranquillity, providing a peaceful retreat at the end of the day. The pristine bathroom is fitted with a luxurious free-standing bath and a heated towel rail, lending a touch of elegance for a relaxing bathing experience.

Enjoy alfresco dining or a moment of peace on your private balcony, an ideal extension of your living space. This flat also benefits from secure underground parking, ensuring convenience and peace of mind for residents with vehicles.

With an impressive EPC rating of C and situated in council tax band D, this property combines energy efficiency with manageable living costs. With its immaculate condition and array of premium features, this flat exemplifies convenient, stylish, and contemporary living. A superb opportunity in a sought-after area, ready for immediate occupation.

Accommodation

Entrance Hall
11'4" x 3'6"

Reception Room
22'11" x 11'0"

Balcony

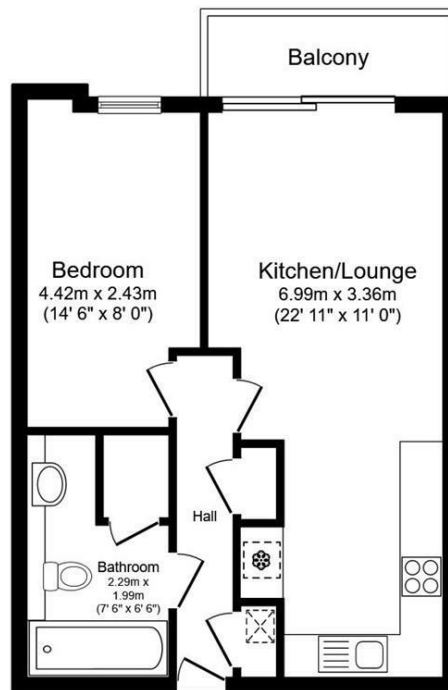
Kitchen Area

Bedroom
14'6" x 7'11"

Bathroom
7'6" x 6'6"

Allocated Parking Space





Floor Plan
Floor area 46.2 sq.m. (498 sq.ft.)

Total floor area: 46.2 sq.m. (498 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: 105 years from (approximately years remaining)

Service Charge: £3,581.88 per annum including Ground Rent

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 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: secure underground allocated space



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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