



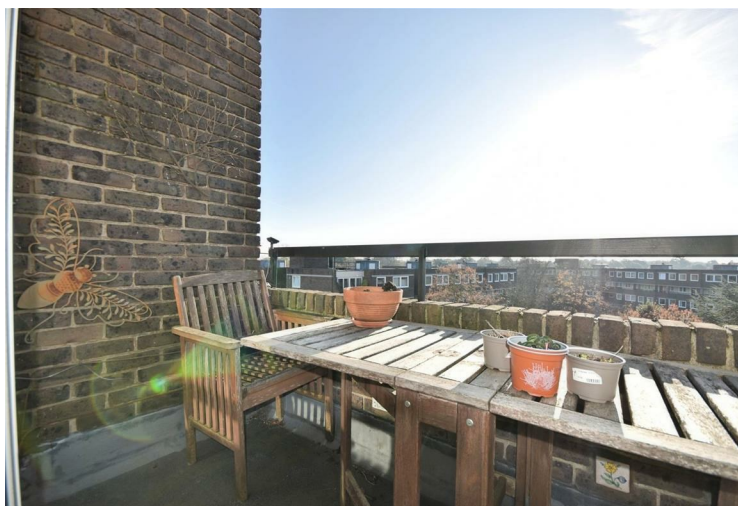
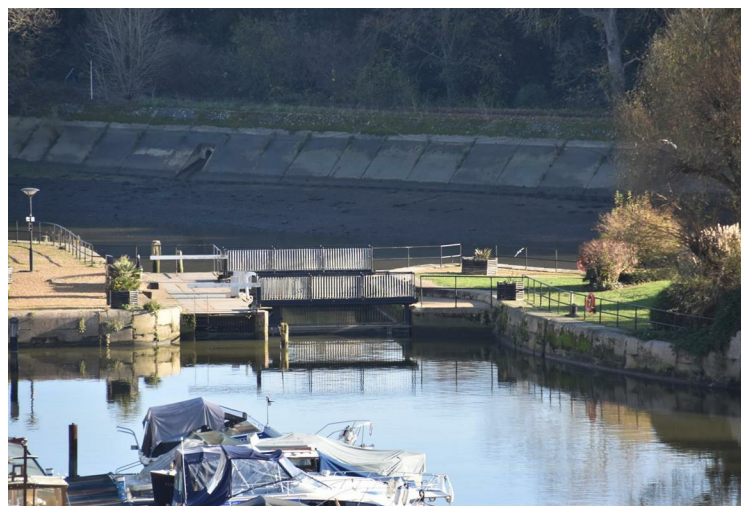
# QUILLIAM

Justin Close  
Brentford

- Top Floor
- Two Double Bedrooms
- Reception Room
- Kitchen
- Modern Bathroom
- South-Facing Balcony
- Views Front and Rear
- Brentford Dock
- No Onward Chain
- On-site 24hr Security

**£395,000**

**Leasehold**







## Property Description

Quilliam are proud to present this spacious, top-floor apartment offering two double bedrooms within the well-known Brentford Dock marina development.

Upon entering, you are welcomed by a practical storage cupboard beneath the stairs leading up to the main landing, from which all rooms are accessed.

The first floor comprises a bright reception room with access to a private balcony, a fitted kitchen, two light and airy double bedrooms, and a modern shower room.

Brentford Dock is a long-established residential community, featuring landscaped gardens that extend toward both the River Thames and the River Brent. The on-site marina provides mooring options for rent (subject to availability). Additional benefits include 24-hour security, a convenience store, and an on-site management office.

The property also includes a private garage for secure parking and/or additional storage.

The location places the Thames Path and Syon Park within close reach. Brentford Station and nearby bus routes are only a short walk away, offering travel links to Central London and surrounding areas. The proximity of Romulus Court to Brentford High Street means a selection of cafés, restaurants and shops are within easy reach.



# Accommodation

Entrance

Landing

Kitchen

16'2" x 7'10"

Reception Room

10'10" x 15'8"

Balcony

4'1" x 10'1"

Bedroom 1

11'7" x 11'9"

Bedroom 2

14'9" x 8'9"

Shower Room

5'5" x 7'0"

Garage



## Property Information

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

Tenure: Leasehold

Term of Lease: 999 years from 25/03/1978 (approximately 952 years remaining)

Service Charge £5,944 per annum, reviewed annually by the Management Company

Ground Rent £0 per annum

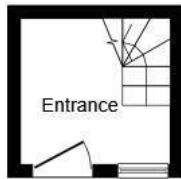
London Borough of Hounslow Council Tax Band: D

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

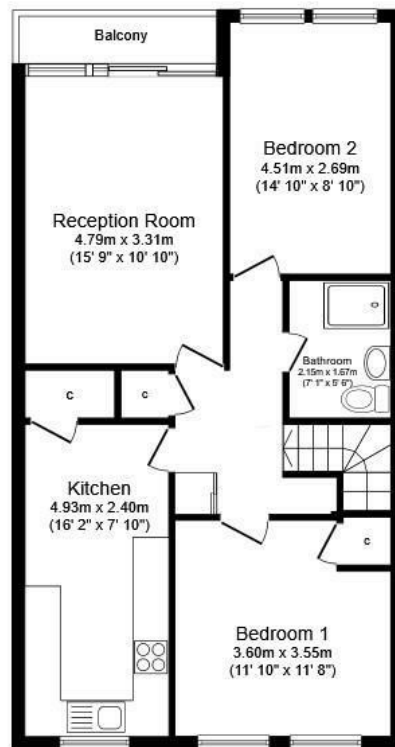
The annual Council Tax charge has been supplied in good faith and is for the period 2025/26. It will likely be reviewed and changed by the Local Authority the following year and could be subject to an increase after the end of March.

Parking: A private Garage is included in the property

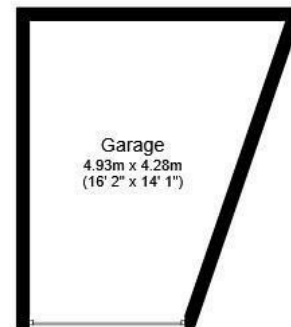




**Fourth Floor**  
Floor area 6.1 sq.m.  
(66 sq.ft.)



**Fifth Floor**  
Floor area 69.4 sq.m. (747 sq.ft.)



**Garage**  
Floor area 16.9 sq.m. (182 sq.ft.)

**Total floor area: 92.4 sq.m. (995 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>	64	76
(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