



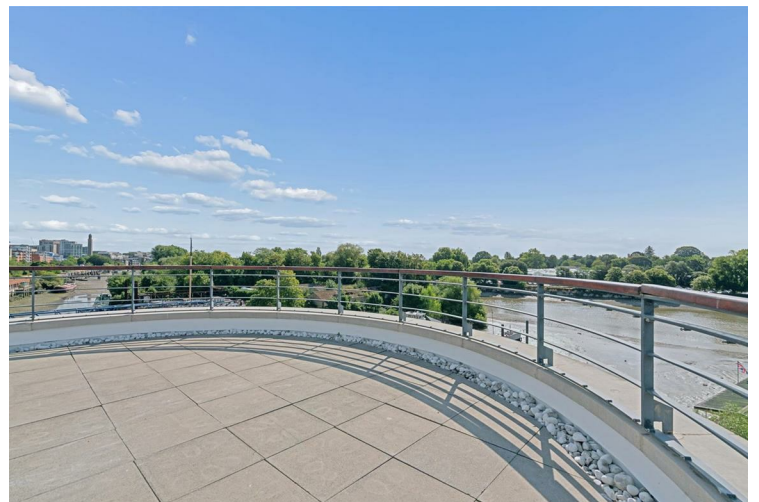
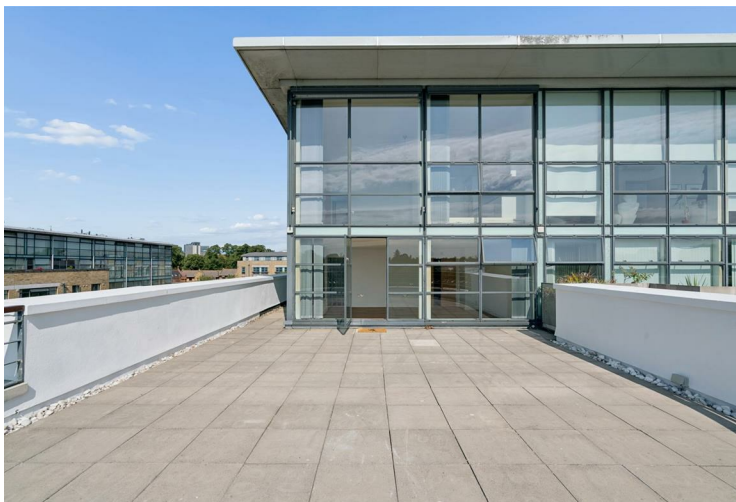
QUILLIAM

Goat Wharf
Brentford

- Penthouse Apartment
- No Onward Chain
- Expansive River Views
- Private Roof Terrace
- Bright Living Space
- Premium Luxury Apartment
- Two Spacious Double Bedrooms
- Two Bathrooms & WC
- Views of Kew Gardens
- Excellent Local Transport

£795,000

Leasehold





Property Description

Set within the sought-after Goat Wharf development, this impressive penthouse apartment offers spacious waterside living with far-reaching views across the River Thames. Extending to approximately 1,495 sq ft, this beautifully proportioned two-bedroom, two-bathroom home combines generous accommodation with an enviable riverside setting.

Flooded with natural light, the apartment features a substantial reception room that provides an ideal space for both relaxing and entertaining, with direct access to a superb private terrace. The separate kitchen is well appointed, while both double bedrooms are generously sized, with the principal bedroom benefiting from an en-suite bathroom. A further family bathroom completes the accommodation.

A standout feature of this exceptional home is the expansive private terrace, offering panoramic river views and ample space for outdoor dining, entertaining or simply unwinding while taking in the waterside surroundings. The property is offered to the market with no onward chain, allowing for a smooth and straightforward purchase.

Goat Wharf is ideally positioned on the banks of the River Thames, just moments from Brentford High Street, an excellent selection of cafés, restaurants and local amenities. Brentford and Kew Bridge stations are both within easy reach, along with excellent bus links, providing convenient access into Central London and the surrounding areas. Combining generous living space, spectacular views and an outstanding location, this penthouse presents a rare opportunity to acquire a truly special riverside home.

Disclaimer

Information provided in this listing is for general guidance only and should be verified before proceeding. We have not tested any fixtures, fittings, services, or appliances. Measurements are approximate, and the photographs are intended solely as an illustrative guide. The details have been supplied by the client, and we rely on their accuracy.

Accommodation

Hall	Bedroom Two
Reception Room	13'1" x 10'9"
20'8" x 18'0"	Walk in Wardrobe
Roof Terrace	7'2" x 7'6"
27'6" x 24'3"	Bathroom Two
Bedroom One	Kitchen
13'1" x 11'1"	20'8" x 19'0"
En-Suite	
Bathroom	



Property Information

We have been informed by our Vendor of the following information:
Tenure: Leasehold
Term of Lease: 125 years from 01/01/2001 (approximately 100 years remaining)
Service Charge £3,334 per annum, reviewed annually by the Management Company
Ground Rent £600 per annum
EPC (Energy Performance Certificate) Rating: C
London Borough of Hounslow Council Tax Band: G
Council Tax Payable for 2026/27 £3,649.72 per annum
The annual Council Tax charge has been supplied in good faith and is for the period 2026/27. 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: Underground Allocated Parking Space - 15

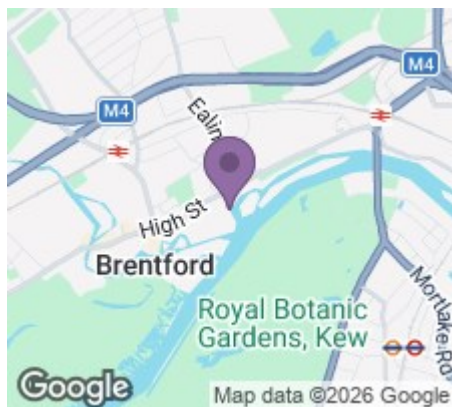


Goat Wharf

Approximate Gross Internal Area
138.9 sq m / 1495 sq ft



Illustration for identification purposes only, measurements are approximate,
not to scale. fourlabs.co © (ID1324122)



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