

# QUILLIAM

Augustus Close  
Brentford

- Leasehold 50 Years Unexpired
- Ground Floor Apartment
- Reception Room
- New Kitchen
- Double Bedroom

- Newly Fitted Shower Room
- Recently Updated Throughout
- Private Terrace Area
- Communal Riverside Grounds
- Close to Canal and River

**£250,000**

**Leasehold**





## Property Description

**\*CASH BUYERS ONLY\***

A recently refurbished one double bedroom ground floor apartment located on the popular Brentford Dock marina development with lovely communal riverside grounds.

The property offers light and bright accommodation to include an entrance hall, south facing reception room, double bedroom with southerly facing picture windows and shower room.

Being located on the ground floor this property has the benefit of a door from the reception room opening up onto a small garden area which is southerly facing.

The property has recently been fully updated throughout to include new kitchen and shower room, floorings including laminate flooring in the reception and bedroom and decorations throughout.

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.

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 50 Years Unexpired.

# Accommodation

## Reception Room

15'5" x 10'9"

## Kitchen

13'1" x 7'10"

## Bedroom

15'8" x 8'10"

## Shower Room

5'10" x 4'7"

## Permit Parking

### Additional Information:

# Property Information

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

Tenure: Leasehold

Term of Lease: 98 years from 25/03/1078 (approximately 50 years remaining)

Service Charge £4,176 per annum, reviewed annually by the Management Company

Ground Rent £10 (peppercorn) per annum

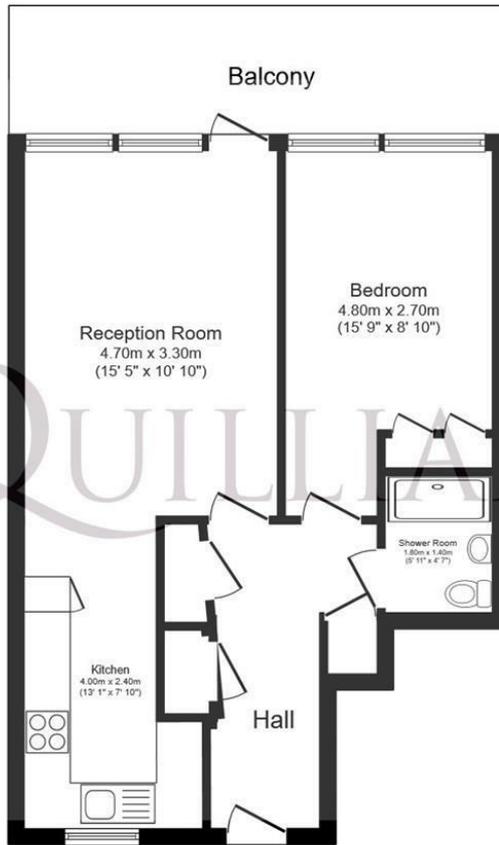
London Borough of Hounslow Council Tax Band: C

Council Tax Payable for 2025/26 £1,854.06 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: Permit Parking Obtained Through Dock Office (free of charge)





**Floor Plan**

Total floor area 48.5 sq.m. (522 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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>		79	82
(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			
<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