



# QUILLIAM

High Street  
Brentford

- Corner Flat - (circa) 801 sq ft
- Water Views
- Private Balcony
- En-suite Shower Room
- Family Bathroom
- No Onward Chain
- Two Double Bedrooms
- Secure Underground Parking
- Water Rates Included in Service Charge
- Energy Performance Certificate - D

**£425,000**

**Leasehold**





## Property Description

Introducing this bright and spacious two-bedroom apartment, perfectly designed for modern living and complete with a private parking space.

The property offers two generous double bedrooms, including a luxurious principal suite with an elegant en-suite shower room, while the second bedroom provides flexibility as a comfortable guest room or dedicated home office.

The contemporary fitted kitchen features high-quality integrated appliances and opens into a large reception and dining area, creating an inviting space ideal for both relaxing and entertaining. Full-height glass doors flood the room with natural light and lead onto a private balcony, boasting enviable views over the tranquil Canal – a perfect spot for morning coffee or evening unwinding.

A stylish family bathroom, ample storage, and a welcoming hallway complete this impressive home.

Situated within a short walk of Brentford High Street, residents enjoy convenient access to a wide selection of shops, cafés, and restaurants, as well as excellent transport links via Brentford Station and local bus routes – connecting easily to central London and surrounding areas.

This property offers a wonderful combination of comfort, style, and location, making it an ideal choice for professionals, couples, or anyone seeking a well-appointed home in this vibrant and fast-growing riverside community.

# Accommodation

**Entrance Hall**

**Reception Room**

12'11" x 18'0"

**Kitchen**

9'10" x 6'10"

**Bedroom One**

9'1" x 12'3"

**En-Suite / Shower Room**

9'1" x 4'11"

**Bedroom Two**

9'3" x 8'6"

**Bathroom**

5'6" x 7'1"

**Balcony**

7'8" x 4'0"

**Underground Parking**

Space (Unallocated)



## Property Information

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

Tenure: Leasehold

Term of Lease: 999 years from 2003 (approximately 977 years remaining)

Service Charge: £3,200 per annum, reviewed annually by the Management Company

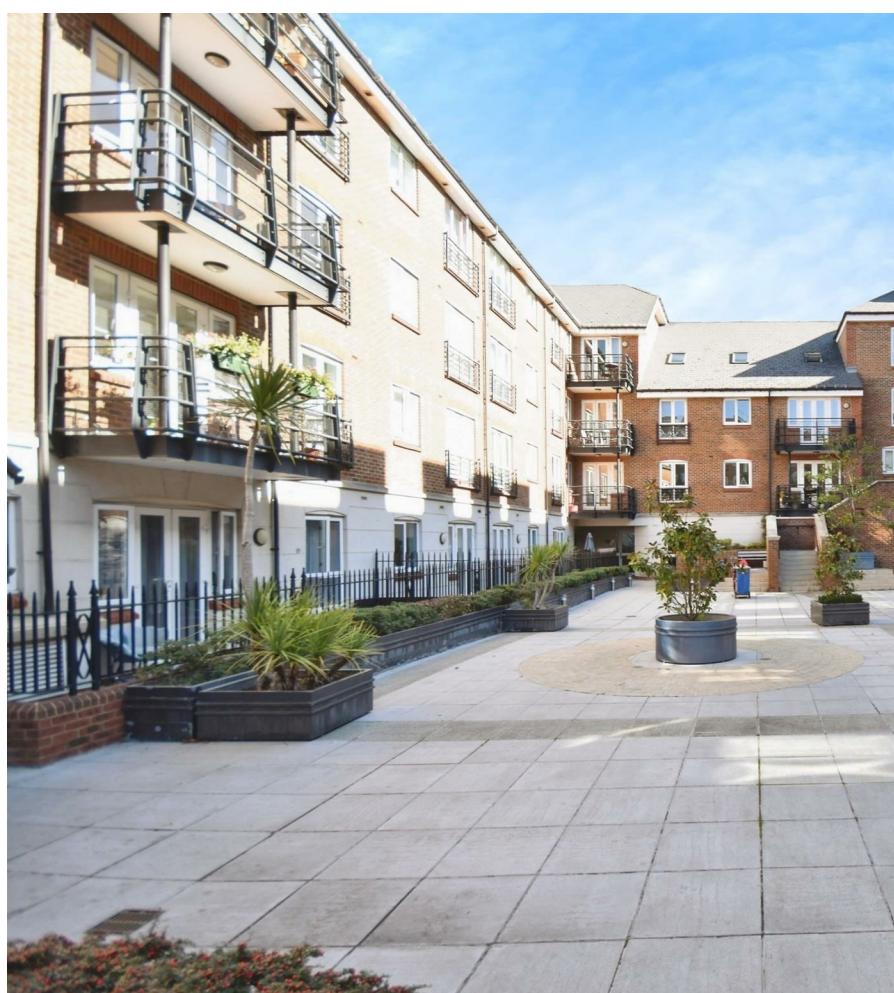
Ground Rent: £150 per annum

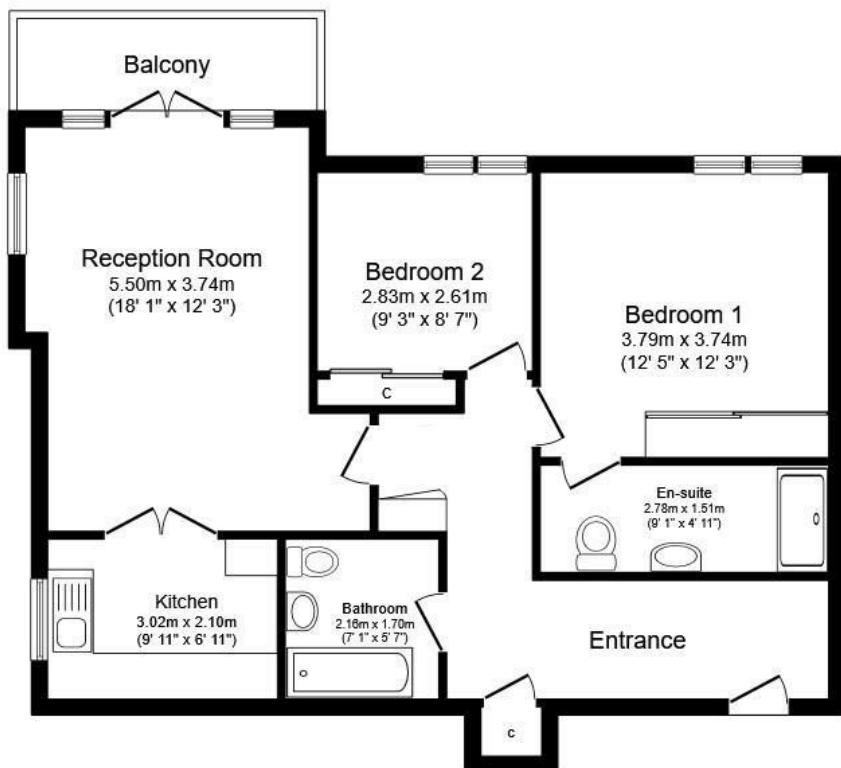
London Borough of Hounslow Council Tax Band: E

Council Tax Payable for 2025/26 £2,549.33 per annum

The annual Council Tax charge has been supplied in good faith. 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: Unallocated underground parking space.



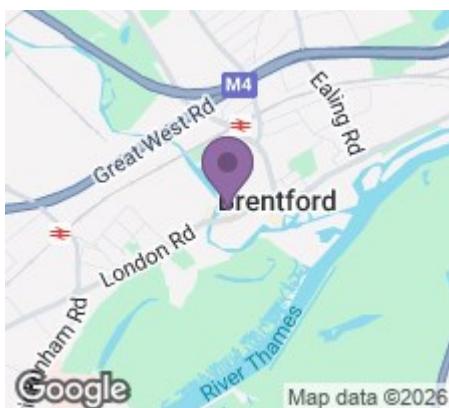


Floor Plan

Floor area 74.4 sq.m. (801 sq.ft.)

Total floor area: 74.4 sq.m. (801 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) A		
(81-91) B		
(69-80) C		
(55-68) D	68	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

**QUILLIAM**  
Since 1999

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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