QUILLIAM

Clayponds Lane
Brentford

- Studio Apartment
- Open Plan
- Fitted Kitchen
- Modern Shower Room
- Lift Access
- Underground Parking
- Bike Storage
- Residents Gym
- Local Parks
- Transport Links

£175,000

Leasehold

Property Description

Quilliam are delighted to present this modern studio apartment within the sought-after GWQ development on Clayponds Lane, Brentford.

Situated on the third floor with lift access, the property comprises a spacious open-plan studio room with a fitted kitchen, modern shower room and utility cupboard. The apartment benefits from plenty of natural light and views across the development.

Further benefits include an allocated parking space in the secure underground car park and bike storage.

The property is conveniently located for the A4/M4, Brentford and Kew Bridge stations, with excellent transport links into London and easy access to Heathrow Airport and Ealing Broadway. Carville Hall Park and Gunnersbury Park are also nearby.

An ideal opportunity for first-time buyers, investors or those looking for a low-maintenance 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

Entrance hall
7'11" x 6'2"
Including Storage/Utility
Cupboard

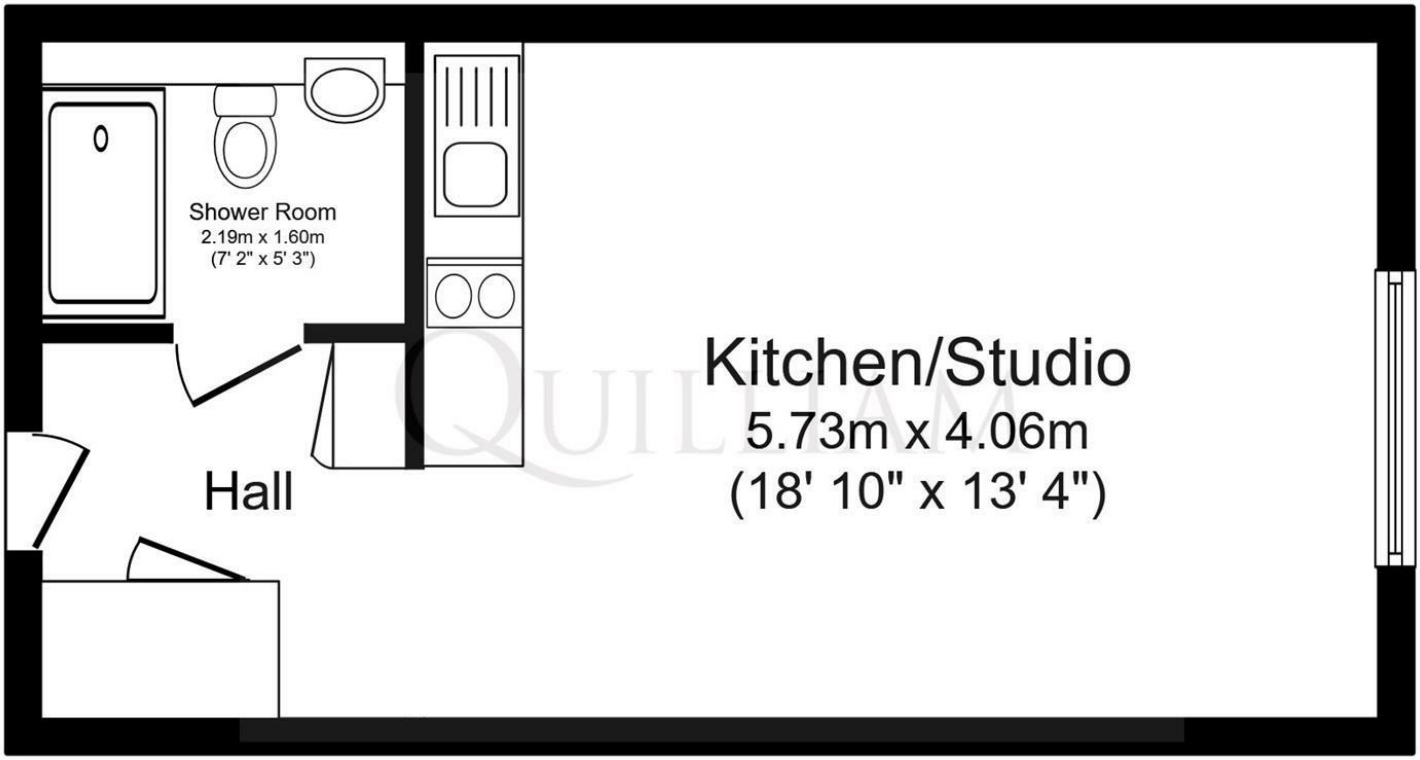
Studio/Kitchen
18'9" x 13'4"

Shower Room
6'6" x 5'6"

Parking

Property Information

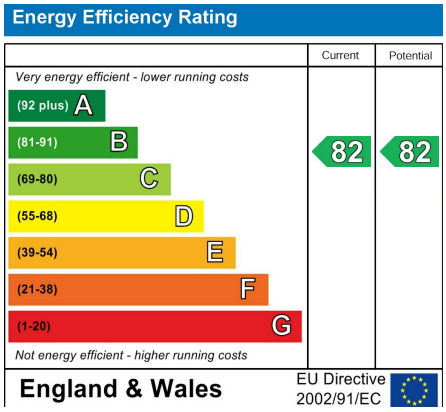
We have been informed by our Vendor of the following information:
Tenure: Leasehold
Term of Lease: 156 years from 25 November 2009 (approximately 139 years remaining)
Ground Rent £527 for 2026/27 per annum
Management fee £3,115 per annum, the management fee includes service charge, building insurance, the residents gym and car park (reviewed annually by the Management Company)
EPC (Energy Performance Certificate) Rating: B
London Borough of Hounslow Council Tax Band: B
Council Tax Payable for 2026/27 £1,703.19 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: Allocated Space in Underground Car Park



Third Floor

TOTAL: 32.6 sq.m. (350 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



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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