



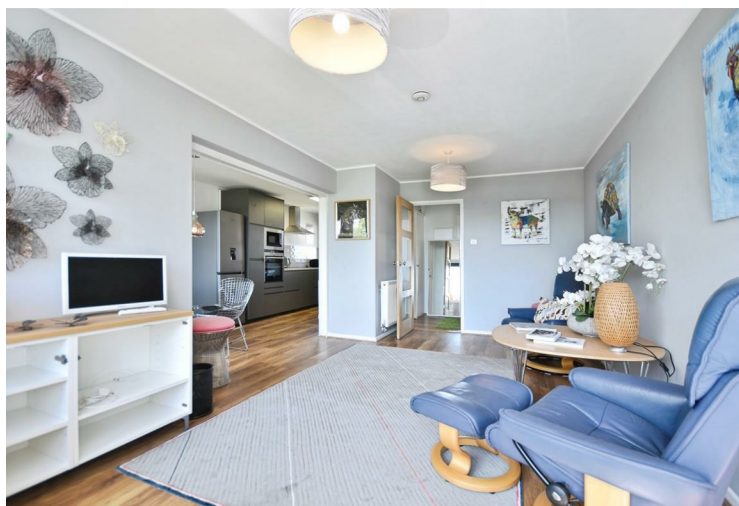
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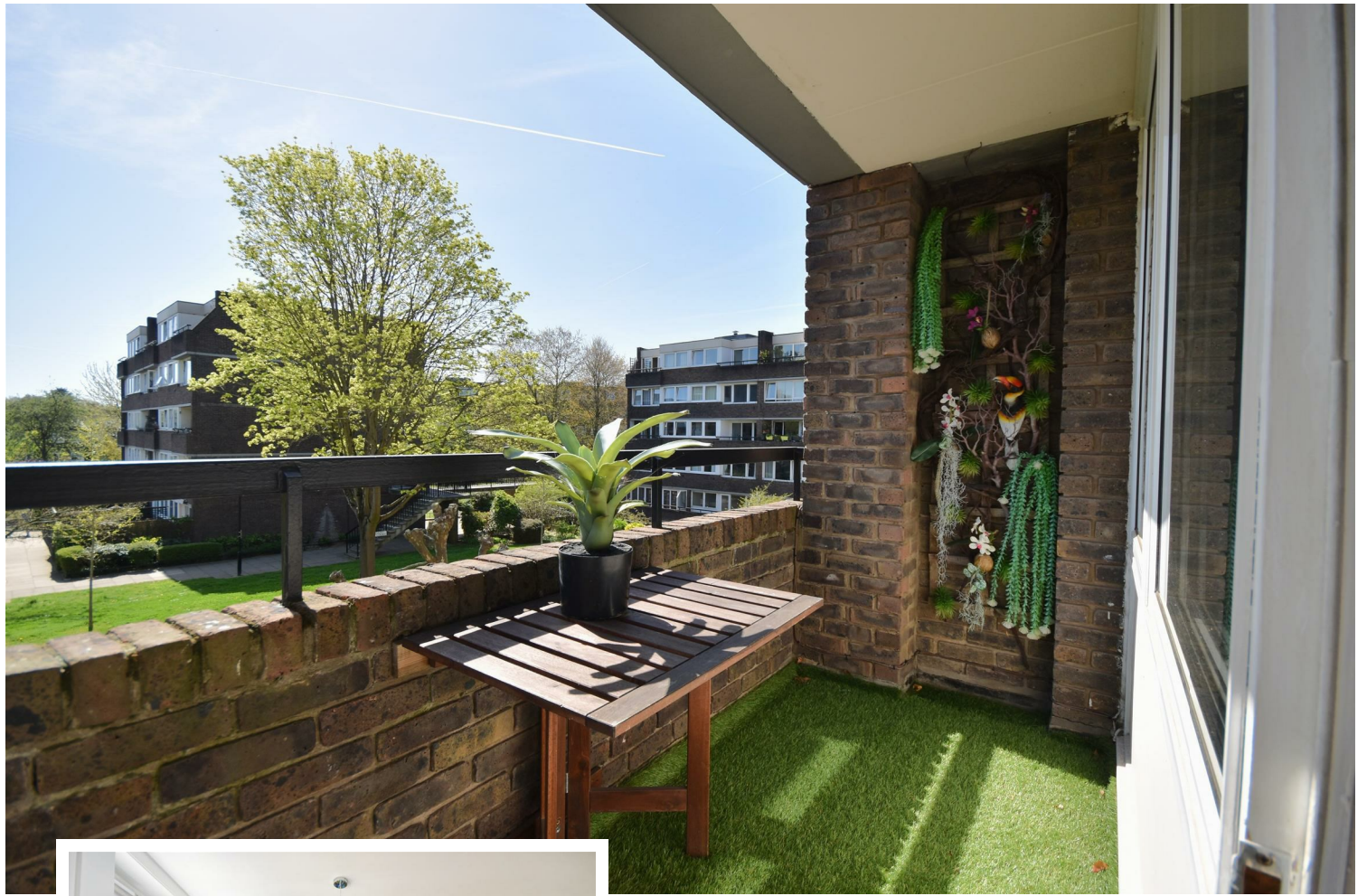
Justin Close
Brentford

- Very Well Presented Apartment
- Three Bedrooms
- South Facing Reception
- Well Appointed Kitchen
- Separate Dining Area
- Attractive Modern Bathroom
- South Facing Balcony
- Arranged Over Two Floors
- No Onward Chain
- Beautiful Waterside Gardens

£450,000

**Leasehold -
Share of
Freehold**





Property Description

An extremely nicely presented three bedroom apartment arranged over two floors located in a good position on the desirable Brentford Dock waterside development just moments from Brentford High Street.

Accessed from the first floor with lift access the entrance hall has a storage cupboard and stairs ascending to the main floor with all doors off. The light and bright reception room has a private south facing balcony and is open plan to the kitchen/dining room. The dining area has twin south facing windows whilst the well appointed kitchen has views of the marina. There are three bedrooms, two doubles and a single and an attractive modern bathroom.

Brentford Dock is situated on the banks of the Rivers Thames and Brent and Grand Union Canal with a boat marina where leisure moorings may be rented, subject to availability. Residents enjoy well maintained communal grounds with a picnic/barbecue area, club room, on site management office, 24hr security and convenience store. Residents may also purchase an annual pass which gives access to Syon Park.

Other benefits at Brentford Dock include share of the freehold and owners may contribute to the management of the development. Communal boilers heat the properties and provide hot water.

A parking space may be purchased under separate negotiation.

Accommodation

Entrance Hall

Main Landing

Reception Room
16'8 x 10'2

Balcony

Dining Area
11'1" x 7'6"

Kitchen
11'1" x 7'6"

Bedroom One
11'11" x 11'7"

Bedroom Two
14'9" x 8'5"

Bedroom Three
12'2" x 6'11"

Bathroom
7'0" x 5'5"



Property Information

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

Tenure Leasehold with a Share of Freehold

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

Service Charge £6,908 per annum, reviewed annually by the Management Company

Ground Rent peppercorn

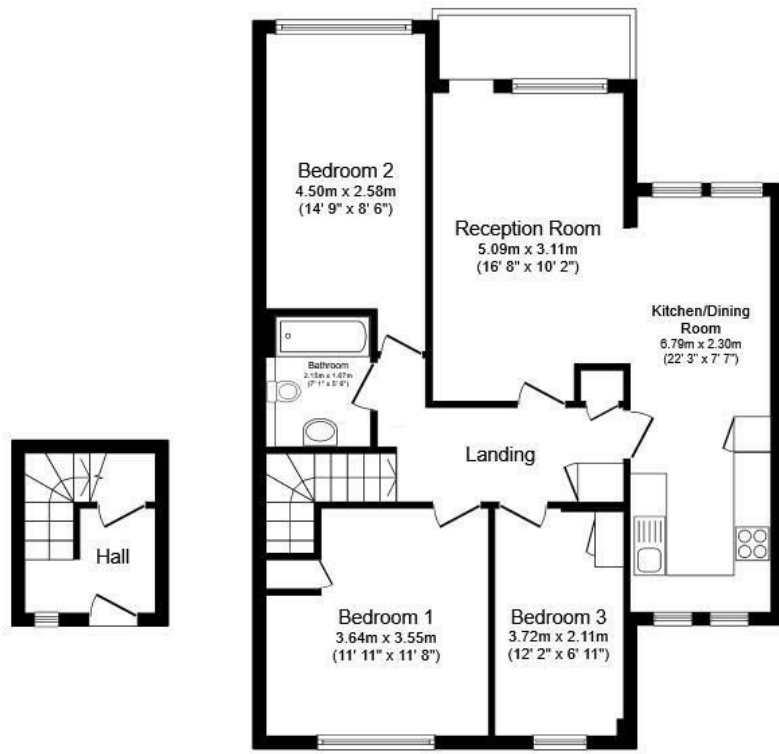
London Borough of Hounslow Council Tax Band: E

Council Tax Payable for 2026/27 £2,671.24 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 2027.

Parking: parking is available at Brentford Dock with a permit obtained from the Management Office.





First Floor
Floor area 5.6 sq.m.
(60 sq.ft.)

Second Floor
Floor area 80.3 sq.m. (864 sq.ft.)

Total floor area: 85.9 sq.m. (924 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



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