



# QUILLIAM

Justin Close  
Brentford

- Marina Views
- Brentford Dock
- Double Bedroom
- Spacious Reception
- Modern fitted Kitchen
- Beautiful Waterside Gardens
- Proximity to High Street
- Permit Parking Available
- 24 Hour Security
- Hot Water and Heating Included

**£297,500**

**Leasehold**





## Property Description

Set within the highly regarded Brentford Dock development, this delightful flat offers an exceptional combination of comfort, convenience, and picturesque marina views. Ideal for individuals or couples, the property provides a peaceful retreat in one of Brentford's most desirable waterside communities.

The spacious reception room is filled with natural light, creating a warm and welcoming environment perfect for relaxing or entertaining. A well-proportioned double bedroom offers a calm and restful space, while the fitted kitchen is both stylish and practical, designed to meet all your day-to-day culinary needs.

Residents of Brentford Dock enjoy a unique lifestyle shaped by its tranquil setting and strong sense of community. The development benefits from 24/7 security with regular patrols, heating and hot water included within the service charge, and a convenient on-site shop located beside the management office. The marina backdrop enhances the charm of the property, adding a touch of elegance to everyday living.

More than just a home, this flat represents a lifestyle choice and an opportunity to enjoy the beauty of Brentford in a serene, well-maintained environment with excellent amenities. A must-see for anyone seeking a charming and comfortable home in a highly sought-after location.



### 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

Reception

16'8" x 10'3"

Kitchen

12'9" x 6'3"

Bedroom

17'5" x 8'5"

Bathroom

6'4" x 5'4"



## Property Information

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

Tenure: Leasehold

Term of Lease: 999 years from 25/03/1978 (approximately 951 years remaining)

Service Charge £4,036 per annum, reviewed annually by the Management Company

Ground Rent £0 per annum

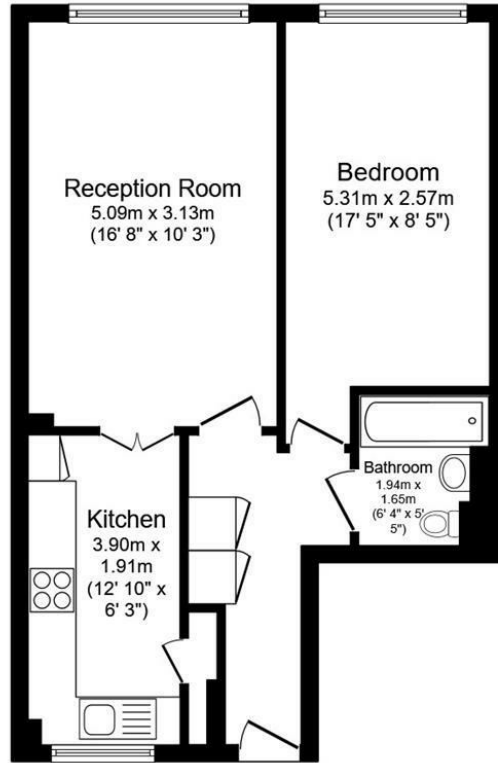
London Borough of Hounslow Council Tax Band: C

Council Tax Payable for 2026/27 £1,946.51 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: Street Parking Available, Permit required through management office





### Second Floor

Floor area 46.8 sq.m. (503 sq.ft.)

Total floor area: 46.8 sq.m. (503 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	79
(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