



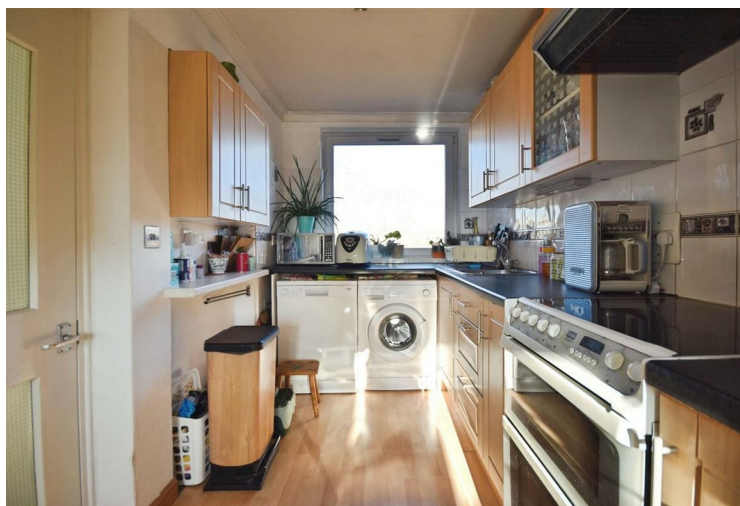
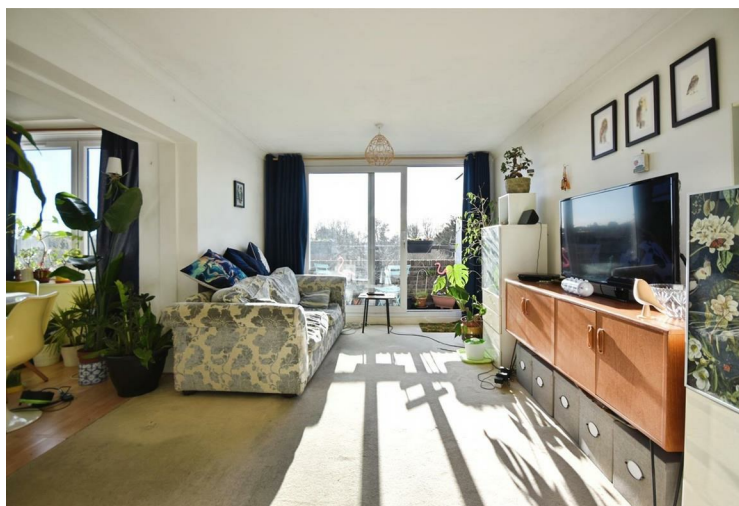
# QUILLIAM

Augustus Close  
Brentford

- Large Exterior Storage Cupboard
- Private Garage
- Three Bedrooms
- Private Balcony
- Bright and Spacious
- On-site 24/7 Security
- Access to Syon Park
- River Views and Walks
- Hot Water and Heating Included in Service Charge

**£485,000**

**Leasehold**





## Property Description

Nestled in the charming Augustus Close in Brentford, this delightful property offers a perfect blend of comfort and modern living. Spanning an impressive 908 square feet, this property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

As you enter, you are greeted by the open plan kitchen, diner and reception. This inviting space is both light and bright, creating a warm and welcoming atmosphere. The layout encourages a seamless flow between the kitchen and living areas, enhancing the overall sense of space.

One of the highlights of this property is the private balcony, where you can unwind and take in the picturesque river views. The nearby river walks offer a tranquil escape, perfect for leisurely strolls or enjoying the natural beauty of the area.

Further benefits include a private garage and a generous external storage cupboard, both highly valuable additions in this sought-after location. Residents of Brentford Dock also enjoy a range of excellent amenities, including communal gardens, resident access to Syon Park, an on-site management office, 24-hour security, an on-site shop and a community centre. Hot water and heating are conveniently included within the service charge.

With its prime position in Brentford, residents can enjoy easy access to local amenities, transport links, and the vibrant community that this area has to offer. An excellent opportunity that is not to be missed.

### 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

Landing

Kitchen / Dining /  
Reception

21'5" x 18'3"

Balcony

Bedroom One

11'11" x 11'7"

Bedroom Two

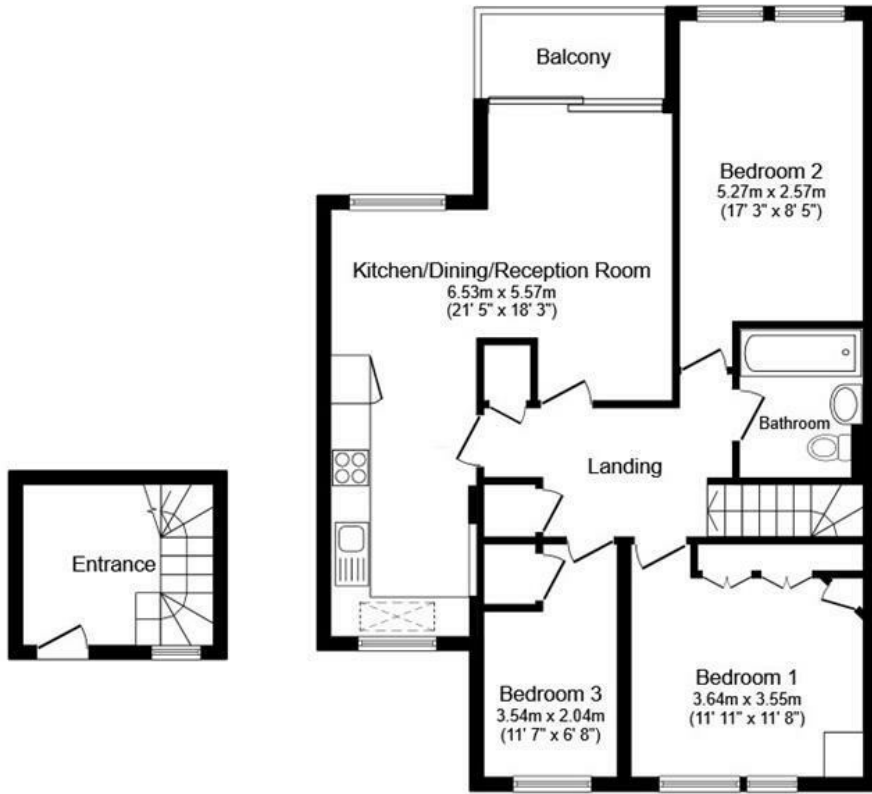
17'3" x 8'5"

Bedroom Three

11'7" x 6'8"

Bathroom



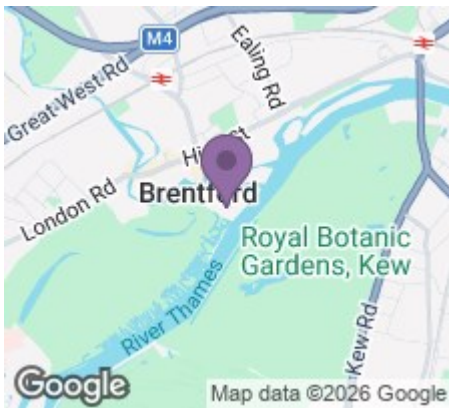


**Third Floor**  
Floor area 7.1 sq.m. (76 sq.ft.)

**Fourth Floor**  
Floor area 77.3 sq.m. (832 sq.ft.)

Total floor area: 84.4 sq.m. (908 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>			
(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			
		72	78
<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