



# QUILLIAM

Temeraire Place  
Brentford

- One Bedroom Apartment
- Private Balcony
- Open Plan Reception/Kitchen
- Well-Appointed Bathroom
- Bright Living Area
- Allocated Parking
- Local Amenities
- Kew Station - Circa 6 Min Walk
- Kew Gardens - Circa 14 Min Walk
- Strand on the Green Circa - 5 Min Walk

**£315,000**

**Leasehold**





## Property Description

Welcome to this beautifully presented one bedroom flat in the highly desirable Temeraire Place, Brentford. Offering modern, comfortable living throughout, this home is an ideal choice for individuals or couples seeking style and convenience.

As you enter, you are greeted by a bright and inviting open plan reception and kitchen area, a perfect setting for entertaining or unwinding after a long day. The thoughtful layout maximises natural light and space, while the contemporary kitchen, complete with modern appliances, makes cooking and dining a pleasure. The bedroom provides a peaceful retreat, offering ample room for relaxation and storage. The bathroom features sleek, modern fittings, ensuring both practicality and comfort.

A standout benefit of this property is the allocated parking space; a valuable asset in such a vibrant and well connected area. With Kew Station just a six minute walk away, you'll enjoy excellent transport links into central London and beyond, making this an ideal home for commuters.

Temeraire Place sits within a lively neighbourhood, surrounded by local amenities, green spaces, and a variety of shops and cafés. This flat presents a fantastic opportunity to enjoy modern living in a sought after location.

# Accommodation

Hallway 7'6" x 5'10"

Reception / Dining  
17'8" x 10'5"

Balcony  
7'2" x 4'3"

Kitchen  
10'5" x 5'10"

Bedroom  
15'5" x 8'2"

Bathroom

## Property Information

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

Tenure: Leasehold

Term of Lease: 189 years from 27/01/2005 (approximately 168 years remaining)

Service Charge £3000 approx 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 2025/26 £1,854.06 per annum

The annual Council Tax charge has been supplied in good faith and is for the period 2025/26. 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 lettered II





**Second Floor**

Floor area 50.5 sq.m. (544 sq.ft.)

Total floor area: 50.5 sq.m. (544 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>		80	82
(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