



QUILLIAM

High Street
Brentford

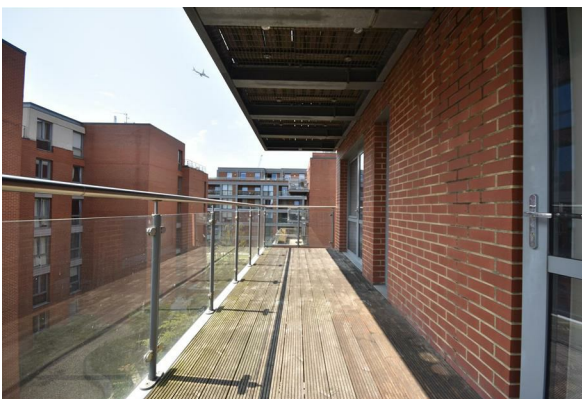
- Third Floor Apartment
- Private Balcony
- Open Plan Kitchen/Reception
- Double Bedroom
- Ample Storage
- Allocated Parking Space

- Riverside Views
- Brentford Station Circa 15 Min Walk
- Watermans Park Circa 5 Min Walk
- Kew Gardens and Syon Park Close By

£315,000

Leasehold





Property Description

A well presented one-bedroom third-floor apartment with a private balcony and an allocated parking space, offering bright and well-balanced accommodation throughout.

The spacious open-plan kitchen, living, and dining area is filled with natural light from large windows and opens directly onto the balcony. The contemporary fitted kitchen includes integrated appliances, including a fridge-freezer, dishwasher, electric hob, oven, and grill.

The generous double bedroom benefits from built-in wardrobes and direct access to the balcony. A hallway storage cupboard houses the washer-dryer, while further features include a secure entry system, lift access, and well-maintained communal areas and landscaped grounds with attractive riverside views.

Ideally located within easy walking distance of Brentford High Street, the property also enjoys access to the Thames Path, offering scenic riverside walks, cafés, and pubs. Kew Gardens is just across Kew Bridge, while Brentford and Kew Bridge stations provide direct services to London Waterloo. The A4/M4 is also close by for excellent road links.

Heating and hot water are supplied via the communal district heating system (HIU).

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

Hallway

Reception/Kitchen/Diner

21'10" x 11'10"

Balcony

24'10" x 6'3"

Bedroom

12'5" x 10'5"

Bathroom

7'5" x 6'3"



Property Information

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

Tenure: Leasehold

Term of Lease: 236 years remaining

Service Charge £3,990 per annum, reviewed annually by the Management Company

Ground Rent £370 per annum

*the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

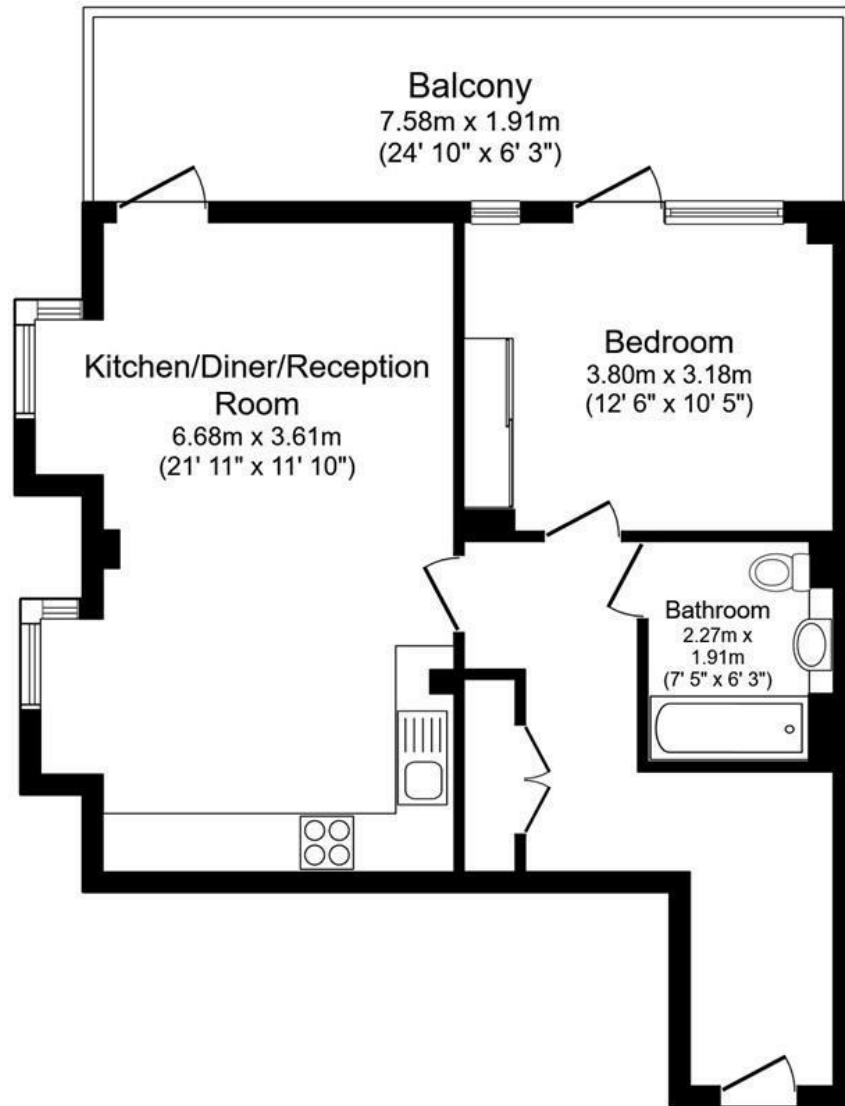
EPC (Energy Performance Certificate) Rating: C

London Borough of Hounslow Council Tax Band: D

Council Tax Payable for 2026/27 £2,189.83 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.

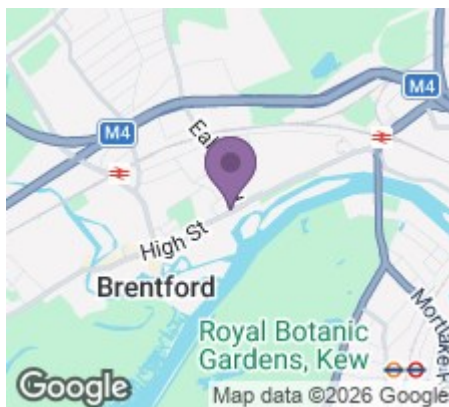
Parking: Underground Parking - Bay 44



Third Floor

Total floor area: 55.6 sq.m. (598 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	76
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