



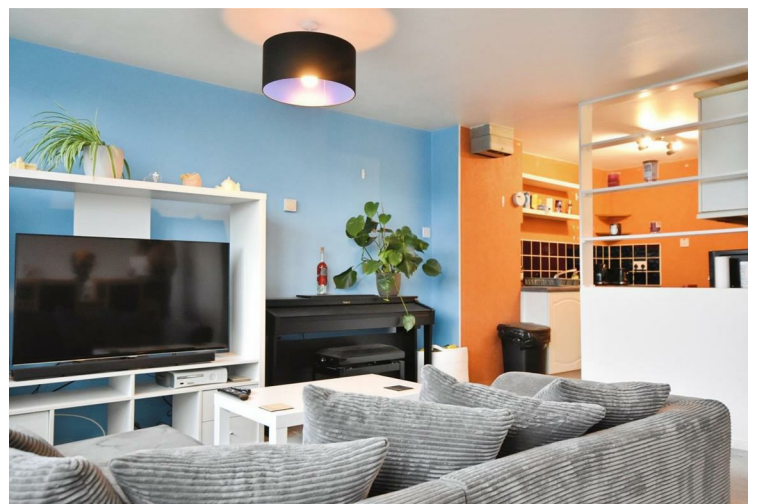
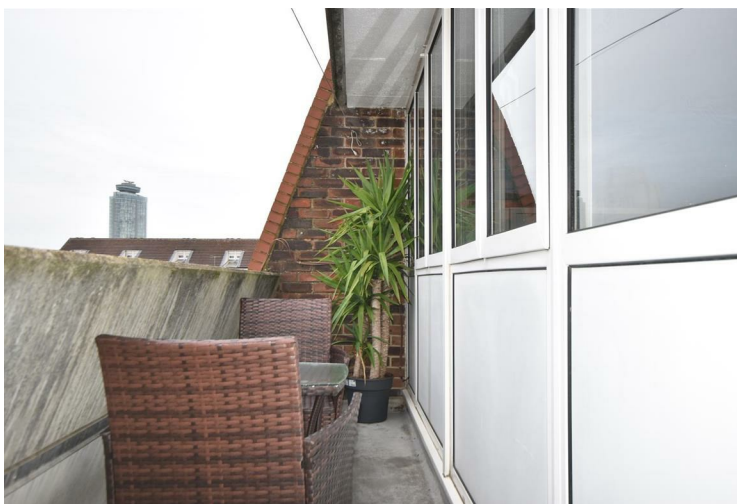
QUILLIAM

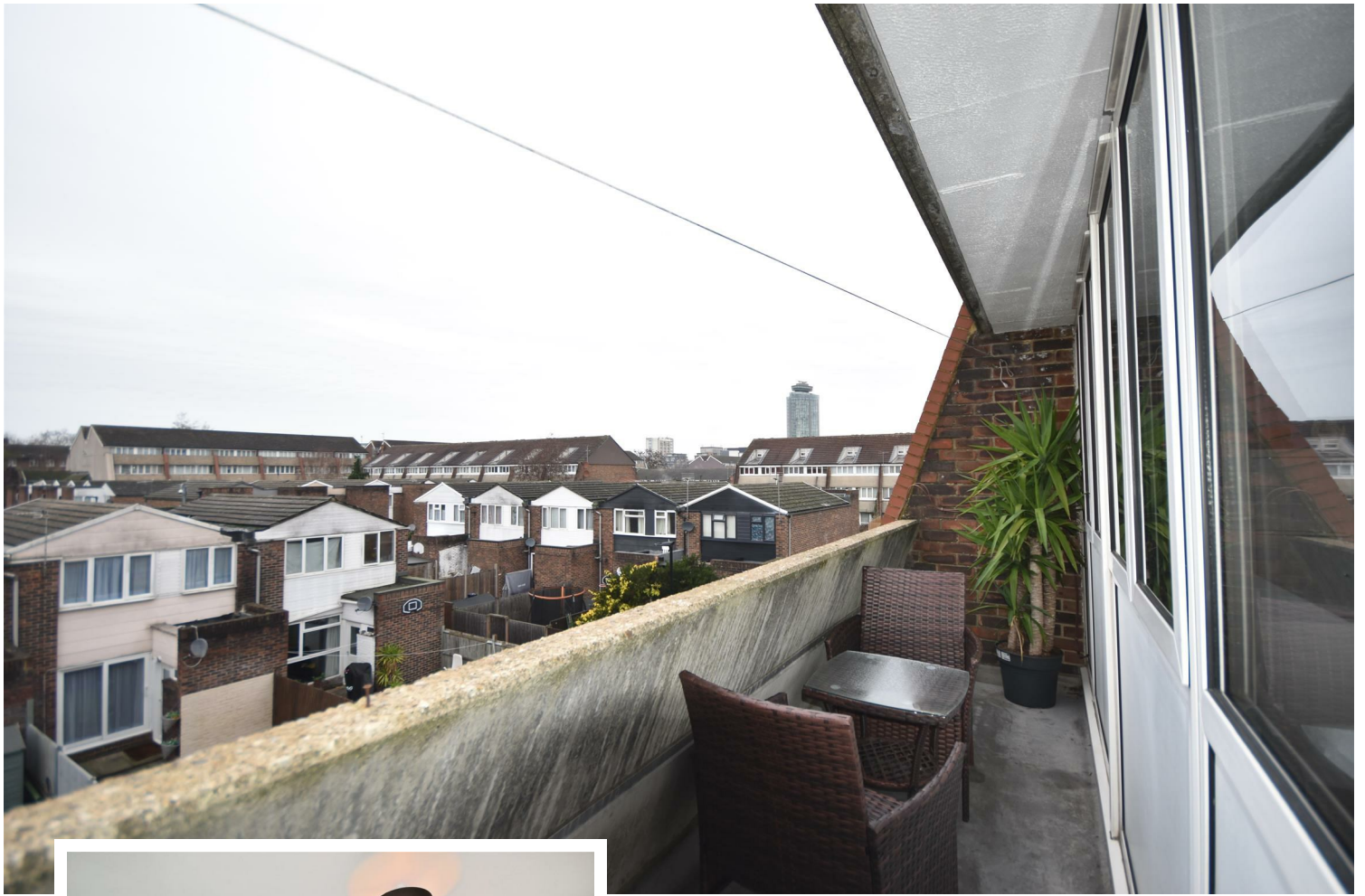
Distillery Walk
Brentford

- Two Double Bedrooms
- Bright Reception Room
- Spacious Kitchen
- Separate Bathroom & WC
- Additional Storage Cupboards
- Private Balcony
- Potential to Add Value
- Arranged over Three Floors
- Brent High Street Circa 12 Min Walk
- Brentford Station Circa 16 Min Walk

£350,000

Leasehold





Property Description

Quilliam are delighted to present this inviting two double bedroom home, offering modern, comfortable living arranged over three bright and beautifully balanced floors. This is a fantastic opportunity for a purchaser to upgrade, refine, and truly make the space their own.

Spread across three levels, the flat features a generous open-plan reception/dining room and a spacious kitchen, perfect for both everyday living and entertaining. Two bright double bedrooms provide excellent natural light and built in storage, while a separate bathroom and WC add convenience and flexibility. Ample storage throughout ensures the home remains practical as well as inviting.

A private balcony offers a peaceful spot to enjoy morning coffee and fresh air, with Watermans Park just across the road and the scenic Thames Path moments away for riverside strolls.

Ideally positioned a short walk from Brentford High Street, the property enjoys easy access to a wide range of local amenities and excellent transport links. Brentford Station is within walking distance, providing direct connections into Central London, while numerous bus routes serve Chiswick, Ealing, and Isleworth. Permit parking is available through Hounslow Council.

A bright and generously sized home with exciting scope to add value and personalise, it's perfectly suited to first time buyers, investors, or those looking to enjoy more room to grow.



Accommodation

Reception Room

16'8" x 14'7"

Kitchen

8'8" x 8'0"

Balcony

16'10" x 2'11"

Bedroom 1

8'2" x 13'9"

Bedroom 2

8'7" x 13'1"

WC

2'5" x 4'8"

Bathroom

4'11" x 5'5"



Property Information

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

Tenure: Leasehold

Term of Lease: 125 years from 01/09/2000 (approximately 99 years remaining)

Service Charge approximately £1,200 per annum, reviewed annually by the Management Company

Ground Rent £10 per annum

Building Insurance £500

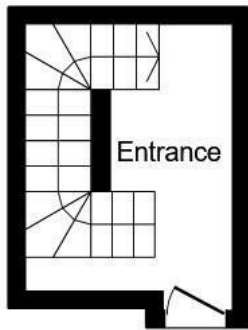
London Borough of Hounslow Council Tax Band: C

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: Permit Parking can be obtained through Hounslow Council





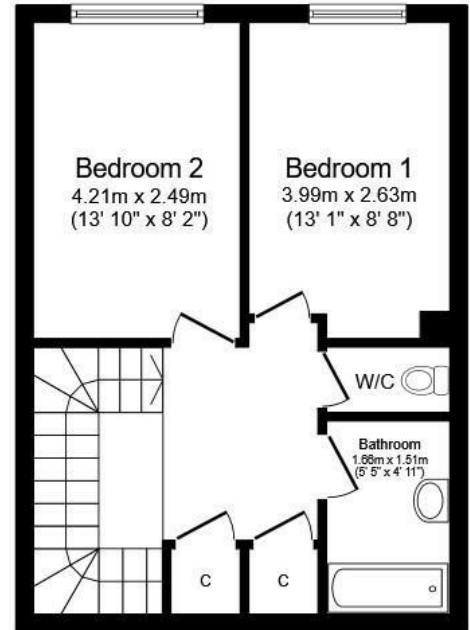
First Floor

Floor area 8.4 sq.m. (91 sq.ft.)



Second Floor

Floor area 36.7 sq.m. (396 sq.ft.)

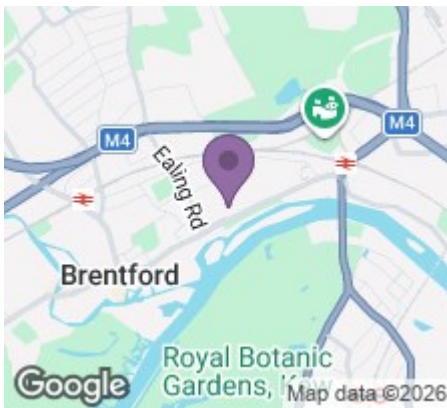


Third Floor

Floor area 36.7 sq.m. (395 sq.ft.)

Total floor area: 81.9 sq.m. (882 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			
England & Wales		78	81
	EU Directive 2002/91/EC		



206 High Street
Brentford
TW8 8AH

020 8847 4737
info@quilliam.co.uk
<https://www.quilliam.co.uk>

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