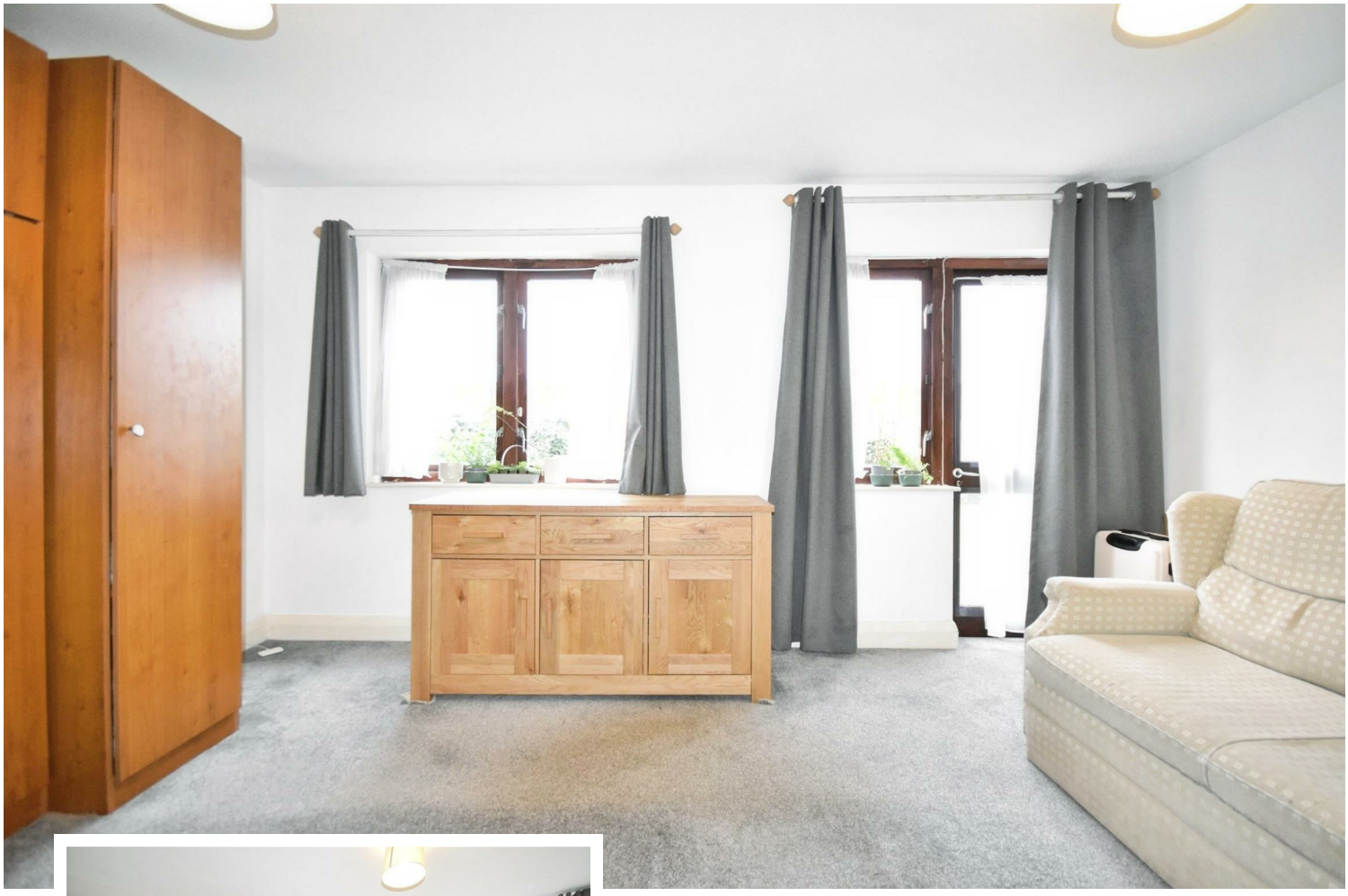
QUILLIAM

Brook Court
Brentford

- 997 Years Remaining
- Low Annual Charges
- Excellent Location for Transport
- Share of Freehold
- Wall Mounted Pull Down Bed
- Direct Access to Garden
- Fitted Kitchen and Bathroom
- Allocated Parking Space
- Studio Flat
- Brentford Station Circa 5 Min Walk

£205,000

Share of Freehold



Property Description

Tucked away in the lovely Brook Road South, this delightful studio flat offers an ideal blend of comfort, convenience, and smart design with no onward chain.

The well arranged reception room provides a versatile living and sleeping space, enhanced by a wall mounted pull down bed that maximises the room's functionality. The property benefits from a conveniently located bathroom and direct access to a communal garden, a peaceful spot to relax outdoors. A rare advantage in this desirable location, the flat also includes allocated off road parking.

Perfect for commuters, Brentford Station is just a five minute walk away, offering quick and easy links into central London. Numerous bus routes and the amenities of Brentford High Street are also within easy reach, placing shops, cafés, and everyday essentials right on your doorstep.

With excellent transport connections, local conveniences and a setting that provides both comfort and practicality, this charming studio presents a fantastic opportunity for first time buyers, investors, or anyone seeking a well located home in vibrant Brentford.

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 Hall

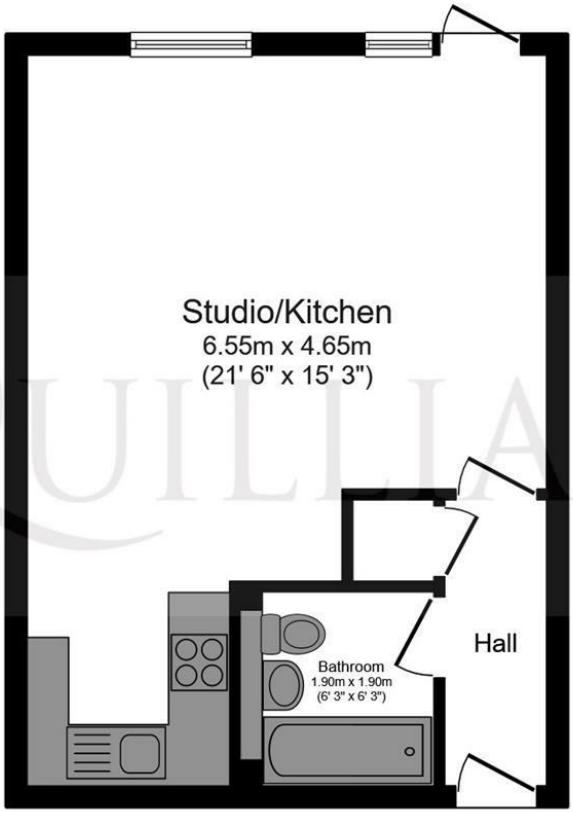
Bathroom
6'2" x 6'2"

Fitted Kitchen

Studio Room
21'5" x 15'3"

Property Information

We have been informed by our Vendor of the following information:
Tenure: Share of Freehold
Term of Lease: 999 years from 22/10/2024 (approximately 997 years remaining)
Service Charge £1,749 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 2026/76 £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: Allocated parking available in Communal Car Park



Ground Floor

Floor area 36.3 sq.m. (391 sq.ft.) approx

Total floor area 36.3 sq.m. (391 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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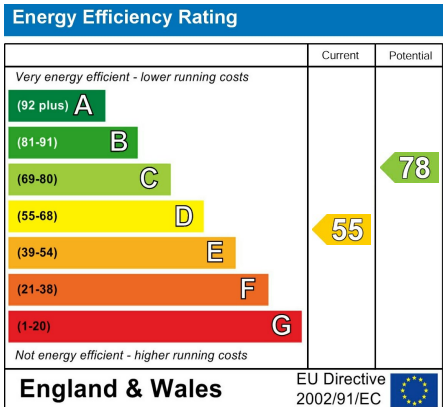

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements