


QUILLIAM

# 'The Brentford Project' Lewis House, Brentford

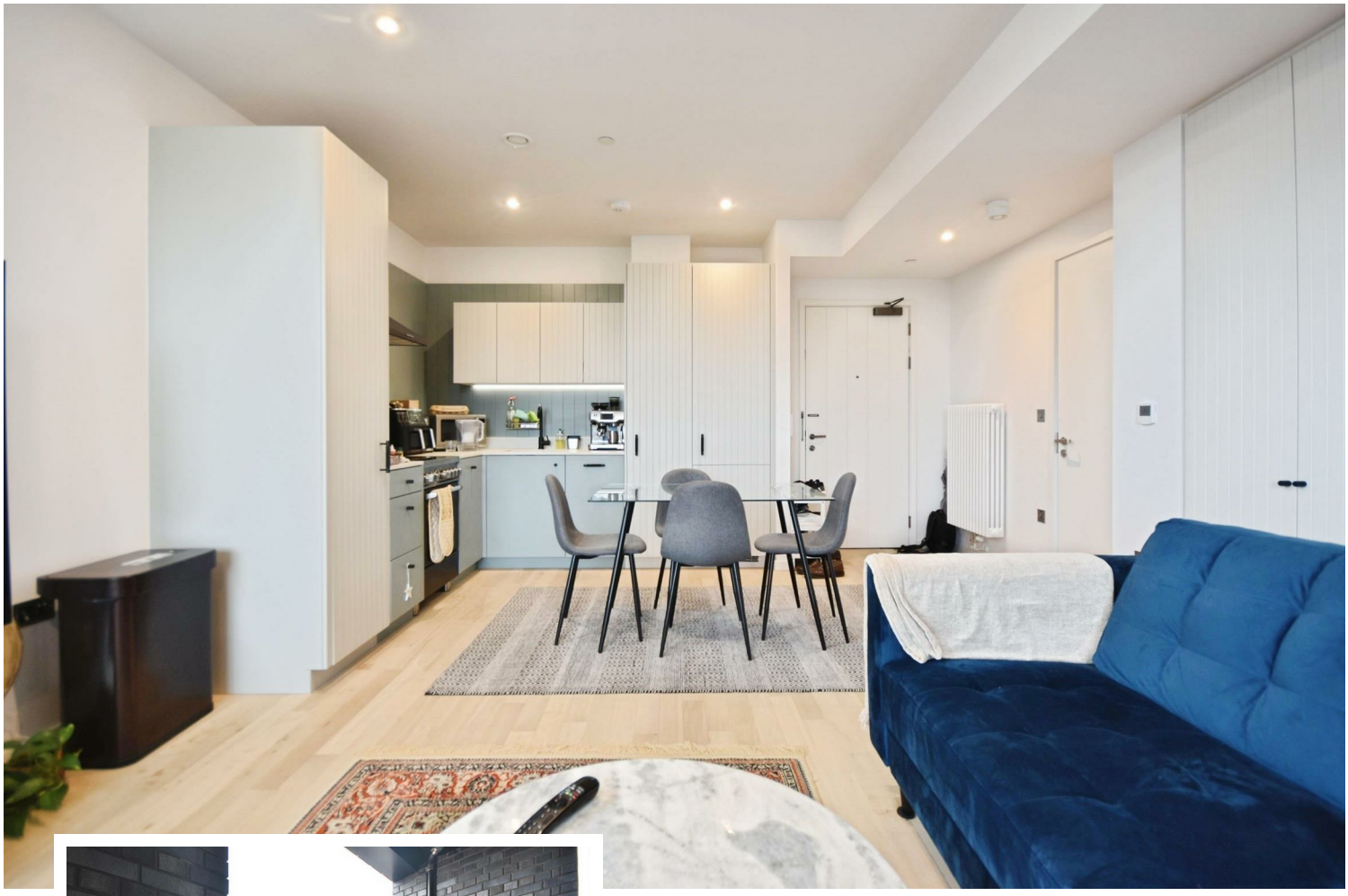
- No Onward Chain
- Bright Double Bedroom
- Dressing Room
- En-suite Shower Room
- Spacious Reception
- Private Balcony
- Residents Gym & Swimming Pool
- Residents' Lounge & Private Gardens
- Syon Park Circa 15 Min Walk
- Brentford Station Circa 10 Min Walk

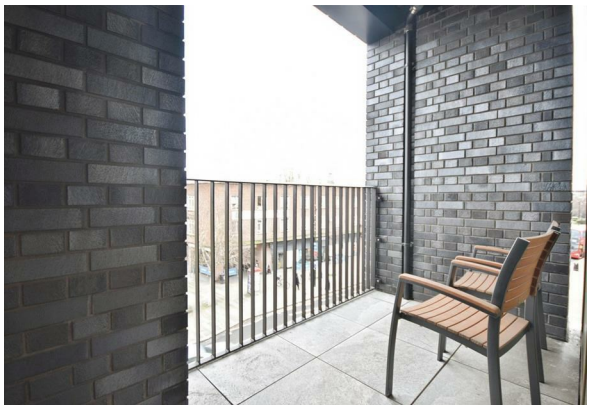
**£390,000**

**Leasehold**













# Property Description

This modern new-build flat at Bradshaw Yard offers contemporary living in the heart of Brentford. Completed in 2023, it combines smart design with everyday convenience.

The property features a bright double bedroom with a dedicated dressing area that leads directly into the shower room. The bathroom can be accessed both from the bedroom and from the kitchen/reception area, giving the feel of an en-suite while remaining practical for guests.

The open-plan kitchen and reception space is well laid out for both day-to-day living and entertaining. Large windows bring in excellent natural light, and the room opens onto a private balcony; an ideal spot for morning coffee or a quiet evening outdoors.

Residents of the Brentford Project benefit from access to a range of exclusive spaces, including a gym, swimming pool, a residents' lounge, and private gardens. This is a valuable amenity and highly sought-after in the area.

The flat also has access to a residents car park, a real advantage in this sought-after location. Transport links and local amenities are close by, and for time outdoors, Syon Park is just a 15-minute walk away. The Thames Towpath is only moments from the property, offering scenic routes for walking, running, or cycling.

This is an excellent opportunity for first-time buyers or anyone looking for a stylish home, ready to move into, located in a thriving neighbourhood.

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

**Kitchen / Reception Room**
20'10" x 15'2"

**Balcony**
10'7" x 5'2"

**Bedroom**
16'10" x 12'6"

**Dressing Room**
6'5" x 5'10"

**Shower Room**
7'9" x 7'9"



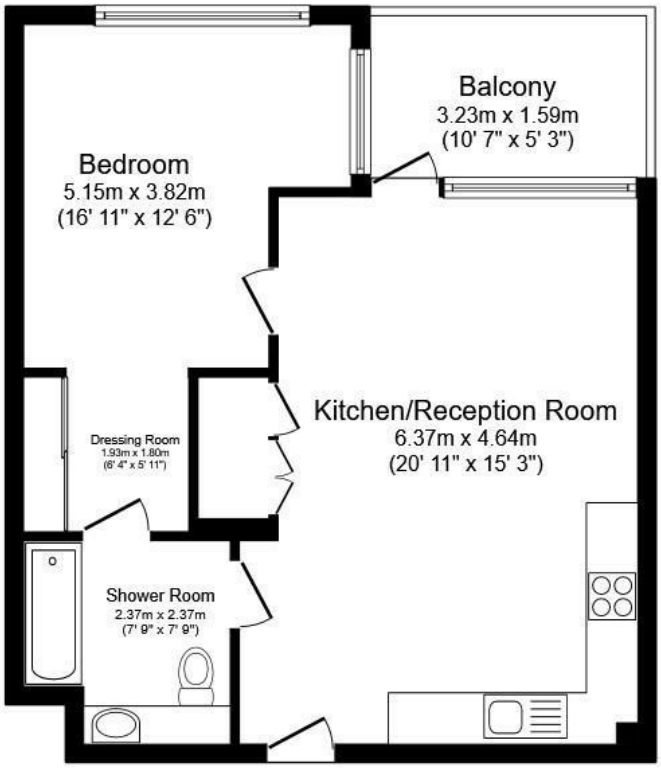


# Property Information

We have been informed by our Vendor of the following information:
Tenure: Leasehold
Term of Lease: 999 years from 01/01/2021 (approximately 994 years remaining)
Service Charge £3,882.30 per annum, reviewed annually by the Management Company
Ground Rent £0 per annum
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: Communal Car Park No Allocated Space





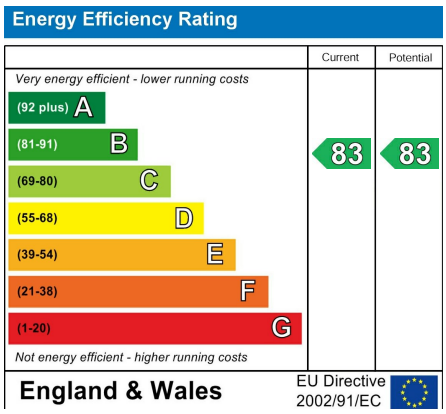

## Second Floor

Floor area 52.7 sq.m. (567 sq.ft.)

Total floor area: 52.7 sq.m. (567 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




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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