



# QUILLIAM

Windmill Road  
Brentford

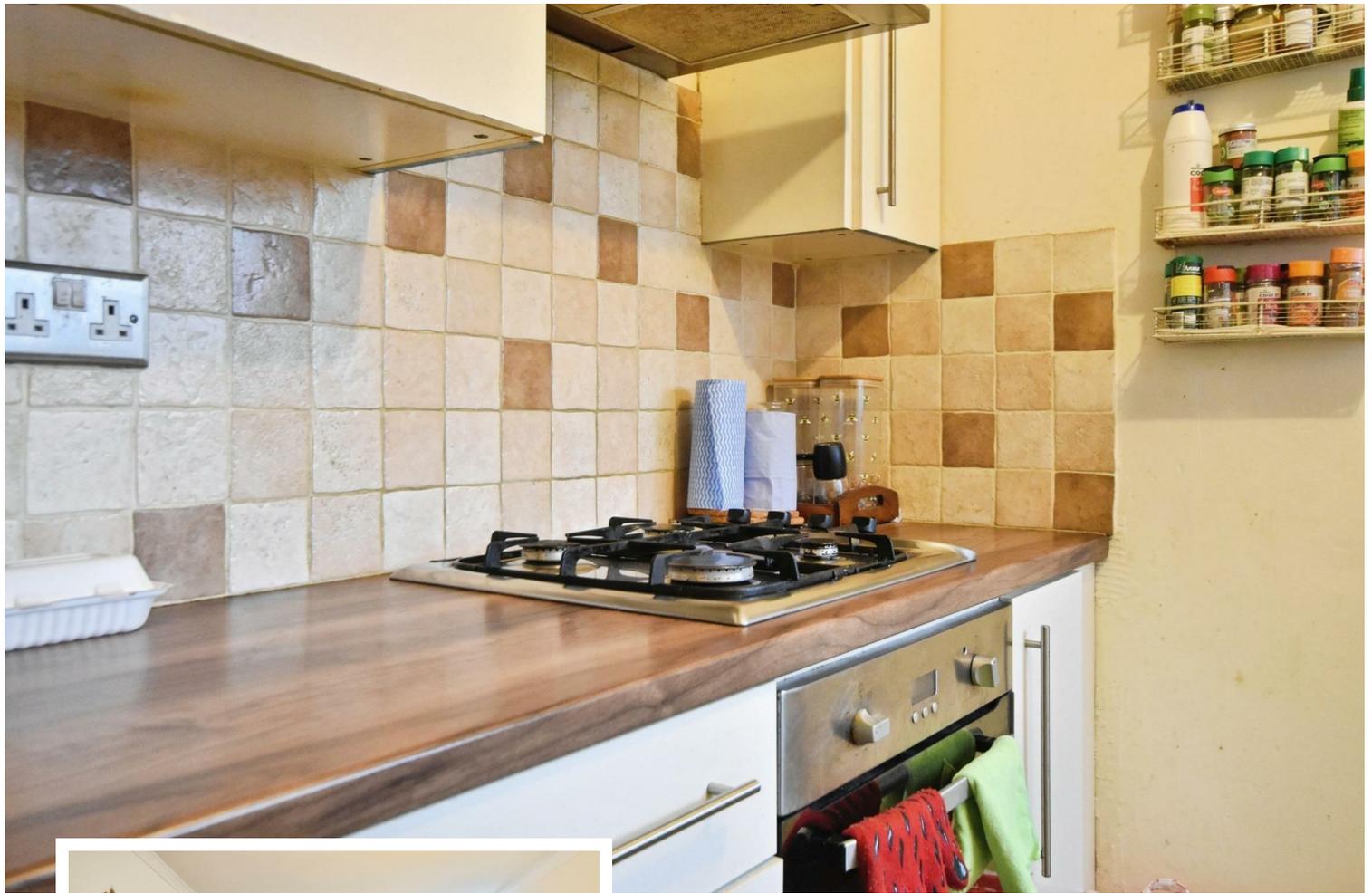
- Bright Reception Room
- Double Bedroom
- Great Location
- Excellent Transport Links
- En-suite Bathroom
- Allocated Parking Space in Car Park

- Brentford Station Circa 3 Min Walk
- Brentford High Street Circa 6 Min Walk
- Private Entrance
- Council Tax Band C

**£325,000**

**Leasehold**





## Property Description

A well-located one-bedroom flat in Brentford, offered with no onward chain. Ideal for first-time buyers or investors, this first-floor property provides excellent scope for potential to add value.

The flat benefits from its own private ground-floor entrance, leading into a hallway with stairs rising to a generous reception room. From here, you access the kitchen and a well-proportioned double bedroom, which includes an en-suite bathroom for added convenience. The property also comes with an allocated off-street parking space in a communal car park – a valuable asset in this part of West London.

Clifden House enjoys a central Brentford location close to independent cafés, supermarkets, and everyday amenities along Brentford High Street. Green spaces such as Syon Park and the Thames towpath are within easy reach, offering attractive walking routes and leisure options.

Transport links are excellent. Brentford mainline station is just a three-minute walk away, providing regular services to London Waterloo, with connections at Clapham Junction and Vauxhall. Local bus routes also offer direct links towards Chiswick, Ealing, and Hammersmith for Underground services.

This flat represents a practical, well-connected base in Brentford with the opportunity to make it your own.

# Accommodation

**Hall**

**Reception**

17'11" x 9'10"

**Kitchen**

9'4" x 7'5"

**Bedroom**

14'6" x 9'1"

**Bathroom**

7'1" x 4'8"

## Property Information

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

Tenure: Leasehold

Term of Lease: 999 years from 20/08/1993 (approximately 967 years remaining)

Service Charge £1,900 per annum, reviewed annually by the Management Company

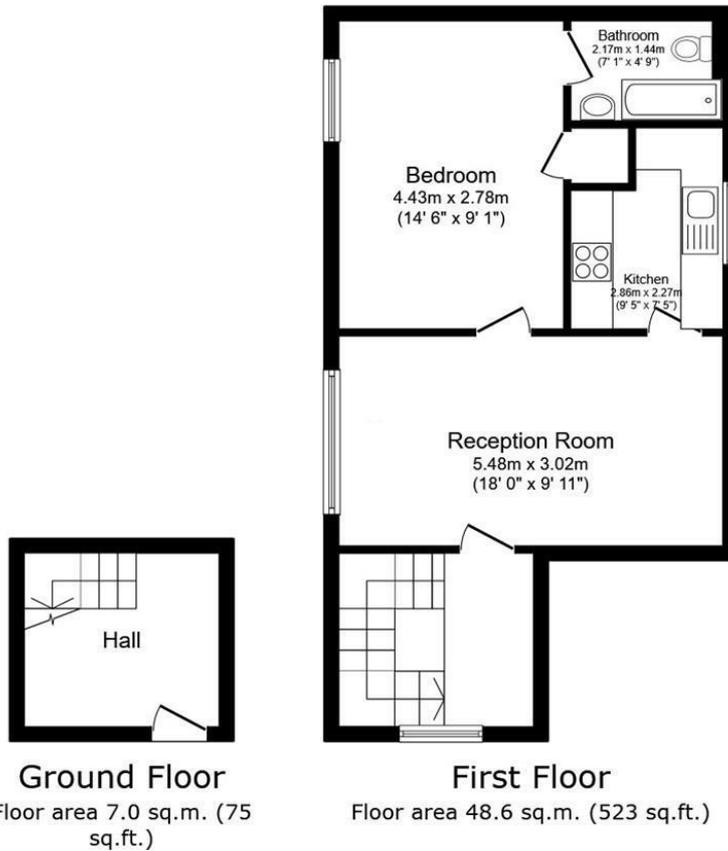
Ground Rent £0 per annum

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 in Communal Carpark



Total floor area: 55.5 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	78
(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