



QUILLIAM

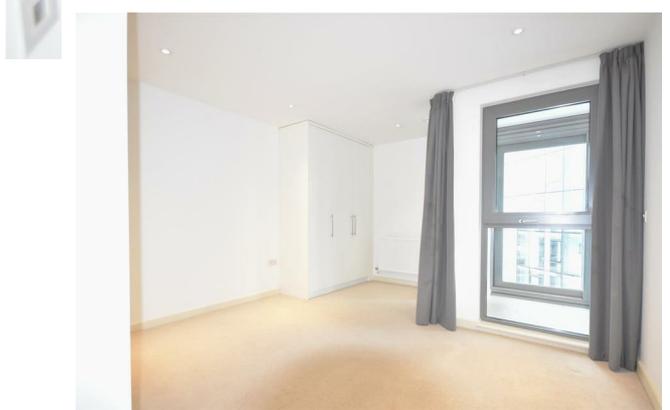
Ealing Road
Brentford

- No Onward Chain
- Spacious Reception / Kitchen
- Two Double Bedrooms
- En-Suite and Bathroom
- Winter Garden
- Fifth Floor
- Modern Fitted Kitchen
- Built-in Storage
- Brentford Station Circa 11 Min Walk
- Brentford High Street Circa 16 Min Walk

£450,000

Leasehold





Property Description

A stunning new build flat on Ealing Road in the desirable Brentford area is offered to the market with no onward chain. Completed in 2015 and spanning an impressive 968 square feet, this contemporary home combines modern design with generous living space.

The flat features a bright and spacious open plan reception and kitchen area, perfect for entertaining or enjoying quiet evenings at home. The modern fitted kitchen features high quality integrated appliances, while large windows fill the living space with natural light, creating a warm and inviting atmosphere throughout. The property offers two well proportioned double bedrooms, with the main bedroom benefiting from a stylish en-suite for added privacy and convenience. A second contemporary bathroom serves the rest of the flat, making the layout ideal for families, guests, or sharers.

The flat also includes allocated parking for one vehicle, a valuable advantage in this vibrant and well connected location. Brentford Station is just an 11 minute walk away, providing fast access into Central London, and multiple bus routes further enhance connectivity. Brentford High Street is only a 16 minute walk, offering a wide range of shops, cafés, and local amenities, while nearby green spaces and riverside walks add to the appeal.

With its prime location, modern finish, and excellent transport links, this property is an ideal choice for professionals and families seeking comfort, convenience, and contemporary living.



Accommodation

Hallway

Winter Garden

27'6" x 4'4"

Reception / Kitchen

21'4" x 16'3"

Bedroom One

13'7" x 12'8"

En-Suite

Bedroom Two

13'6" x 10'2"

Bathroom



Property Information

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

Tenure: Leasehold

Term of Lease: 158 years from 29/06/2007 (approximately 139 years remaining)

Service Charge £5,670.18 per annum, reviewed annually by the Management Company

Ground Rent £ TBC per annum

London Borough of Hounslow Council Tax Band: E

Council Tax Payable for 2025/26 £2,549.33 per annum

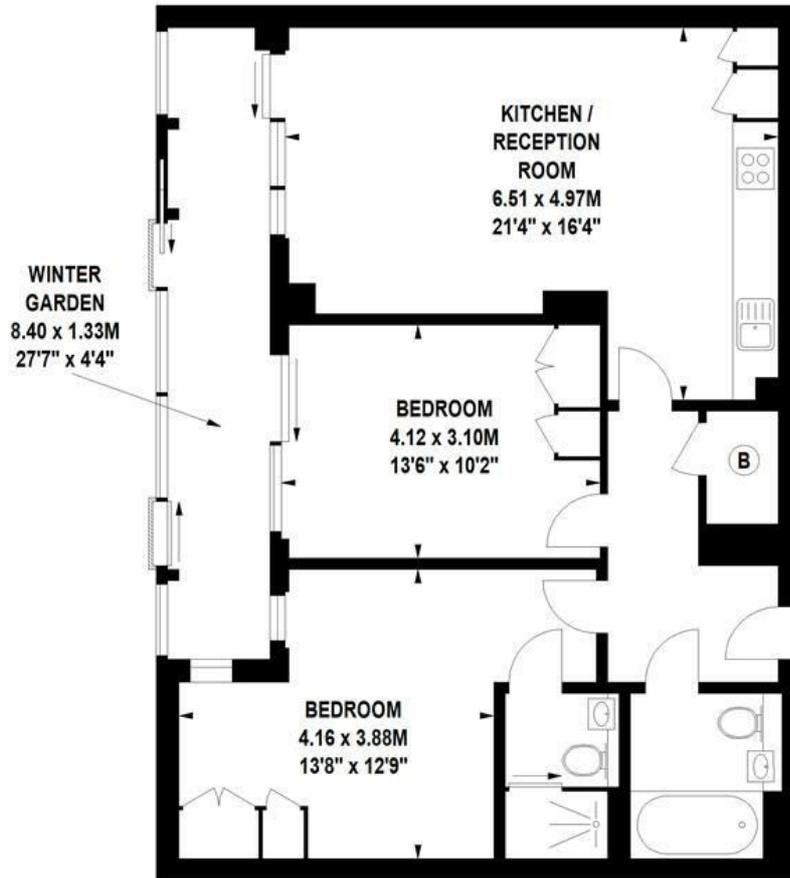
The annual Council Tax charge has been supplied in good faith and is for the period 2025/26. It will likely be reviewed and changed by the Local Authority the following year and could be subject to an increase after the end of March.

Parking: Allocated Bay in Communal Car Park



Westgate House, Ealing Road, Brentford, TW8

Approximate Gross Internal Area 89 sq m / 958 sq ft
Including Winter Garden of Approximately 12 sq m / 129 sq ft



Fifth Floor

Floor Plan produced for Hackett Estates by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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