



# QUILLIAM

Burden Close  
Brentford

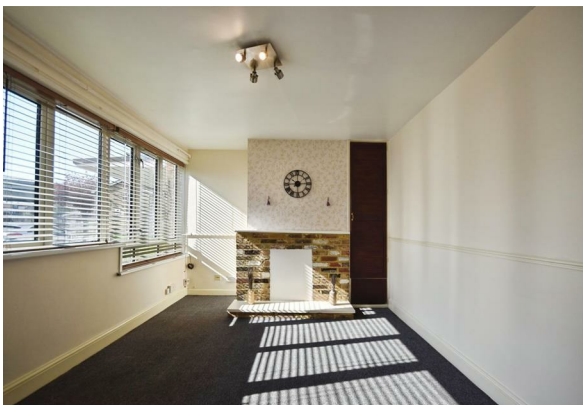
- Two Bedroom Maisonette
- Residential Parking
- Low Service Charge
- Communal Gardens
- Easy Access to A4/M4
- No Onward Chain
- External Storage Shed
- Circa 8 Minute Walk to Brentford Station
- Council Tax Band - C
- Energy Performance Certificate - D

**£350,000**

**Leasehold**







## Property Description

Quilliam present a delightful two-bedroom maisonette property. The property comprises two spacious double bedrooms that provide ample room for relaxation, and a family bathroom that serves the bedrooms. The kitchen is a noteworthy feature of the house, equipped with a dining or breakfast area, providing a perfect setting for family meals and morning coffee.

Additionally, the maisonette boasts a separate reception room with large windows, inviting ample natural light and offering a pleasant view. This space is perfect for entertaining guests or spending quality family time.

The property has an EPC rating of D and falls under the Council Tax Band C, providing an idea about the energy efficiency and tax obligations respectively.

One of the unique features of the property is its storage shed, perfect for keeping all your tools and outdoor equipment. There's also a communal garden, providing a wonderful space for outdoor activities and relaxation. Furthermore, you will benefit from residential parking, adding to the convenience of living here.

This maisonette property offers a balance of comfort and functionality, making it a wonderful place to call home. We invite you to explore the potential and charm of this exceptional property.





# Accommodation

**Hall**  
11'1" x 10'10"

**Kitchen**  
12'11" x 10'6"

**Reception Room**  
16'10" x 10'4"

**Landing**

**Bedroom One**  
16'10" x 10'7"

**Bathroom**  
8'2" x 6'3"

**Bedroom Two**  
10'10" x 9'10"

**Additional Information:**  
Leasehold 99 years remaining  
Service Charge £895.70 per annum  
Ground Rent £10 per annum  
Council Tax Band C (£1,854.06 Hounslow 2025/26)  
Storage Shed - 7



## Property Information

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

Leasehold

Term of Lease: 125 years from 8 November 1999 (approximately 99 years remaining)

Service Charge £895.70 per annum

Building Insurance incl. for 2024/25

Ground Rent £10 for 2024/25 per annum

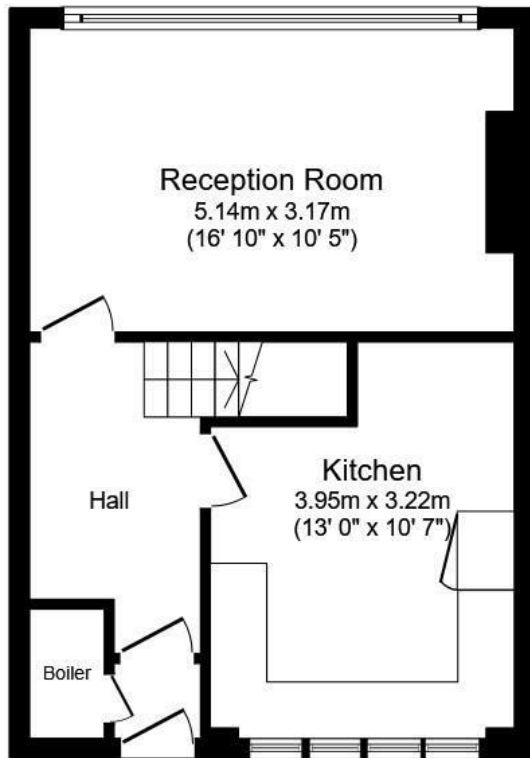
London Borough of Hounslow Council Tax Band: C

Council Tax Payable for 2025/26 £1,854.06 per annum

EPC - D

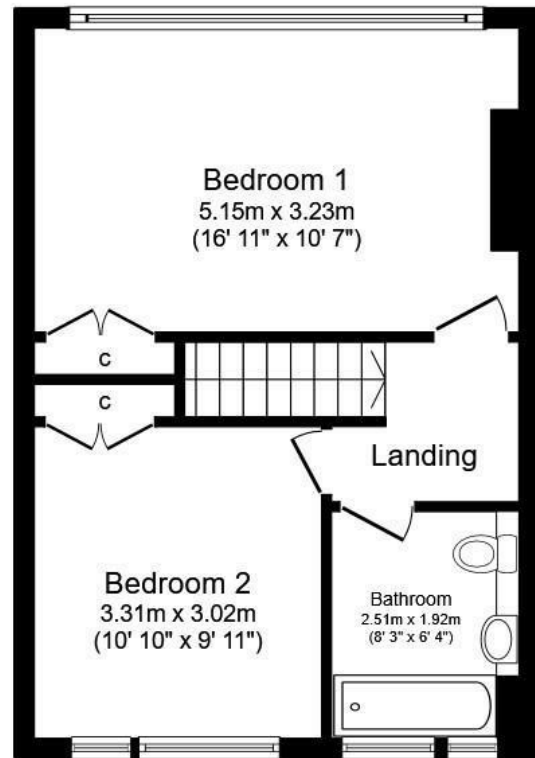
The annual Council Tax charge has been supplied in good faith and is for the period 2025/26. It will likely be reviewed and changed by the Local Authority the following year and could be subject to an increase after the end of March.





### Ground Floor

Floor area 38.8 sq.m. (418 sq.ft.)

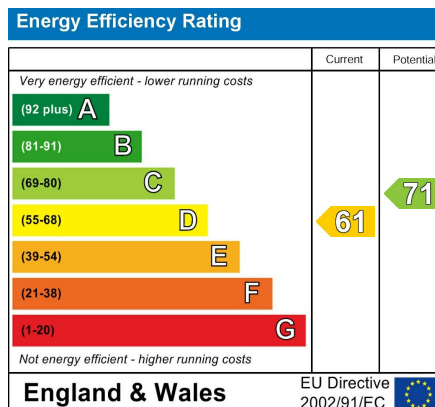


### First Floor

Floor area 38.8 sq.m. (418 sq.ft.)

Total floor area: 77.7 sq.m. (836 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](http://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