



QUILLIAM

Justin Close
Brentford

- Being sold via 'Secure Sale'
- No Onward Chain
- Two Double Bedrooms
- Bright Reception
- Private Garage Included in the Sale
- Immediate 'exchange of contracts' available
- Spacious Kitchen
- Private Balcony & Exterior Storage Cupboard
- Brentford Dock 24/7 Security
- Suitable for Modernisation/Updating

£295,000

Leasehold





Property Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.
Starting Bid £295,000

Ground floor two-bedroom apartment in sought-after Brentford Dock with no onward chain. Includes a private garage (worth approx. £30,000), balcony, storage cupboard and resident parking. Offers excellent potential for modernisation. Residents benefit from 24/7 security and communal heating included in the service charge.

Disclaimer

Information provided is for general guidance only, please verify independently.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.



Accommodation

Bedroom One

14'10" x 11'1"

Bedroom Two

14'10" x 8'7"

Reception Room

14'7" x 14'5"

Kitchen

15'4" x 9'10"

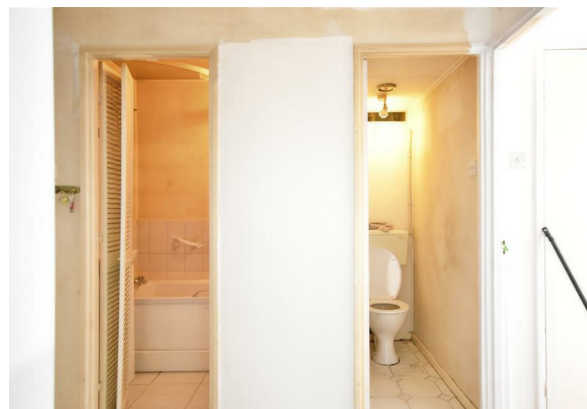
Bathroom

WC

Extras:

Garage - 13

Storage Cupboard - 54



Property Information

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

Tenure: Leasehold

Term of Lease: 999 years from 25/03/1978 (approximately 951 years remaining)

Service Charge £5,784 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.

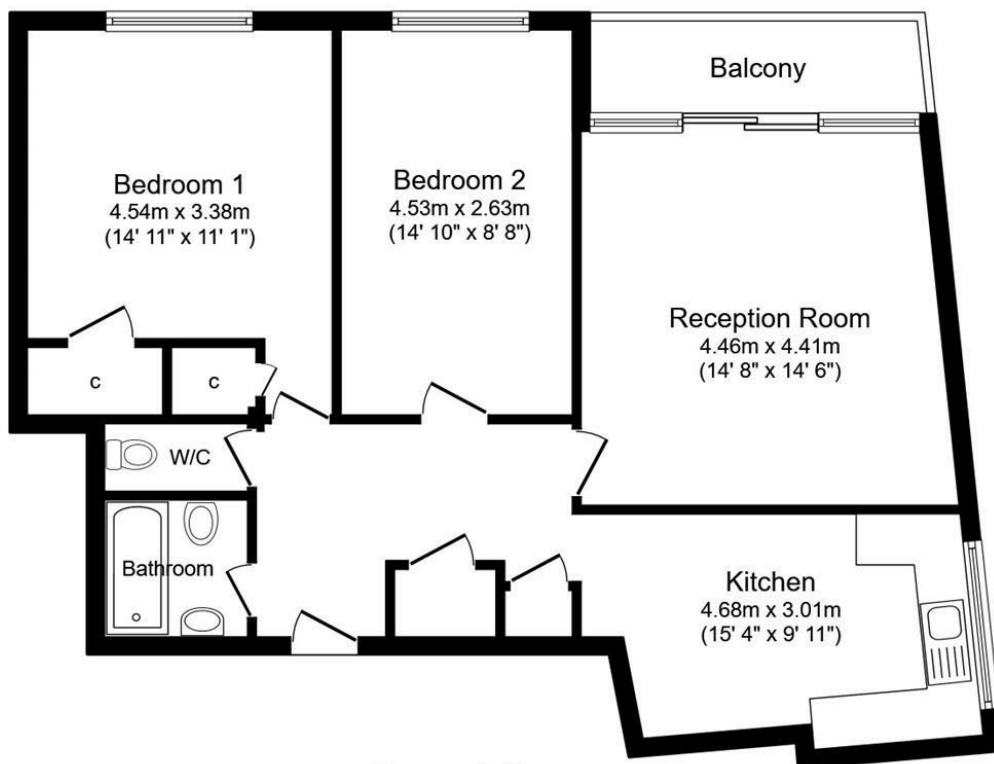
Storage Cupboard included in property

Parking: Permit, on street

Garage - 13

Storage Cupboard - 54

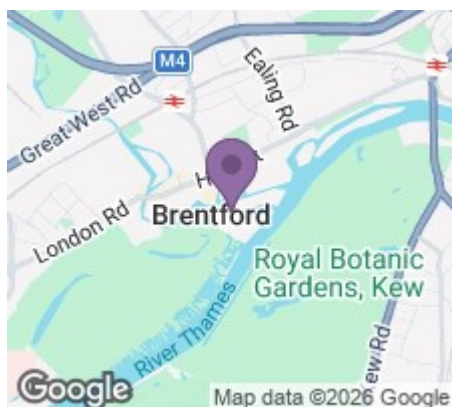




Ground Floor
Floor area 74.7 sq.m. (804 sq.ft.)

Total floor area: 74.7 sq.m. (804 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) A		
(81-91) B		
(69-80) C		
(55-68) D	62	70
(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