



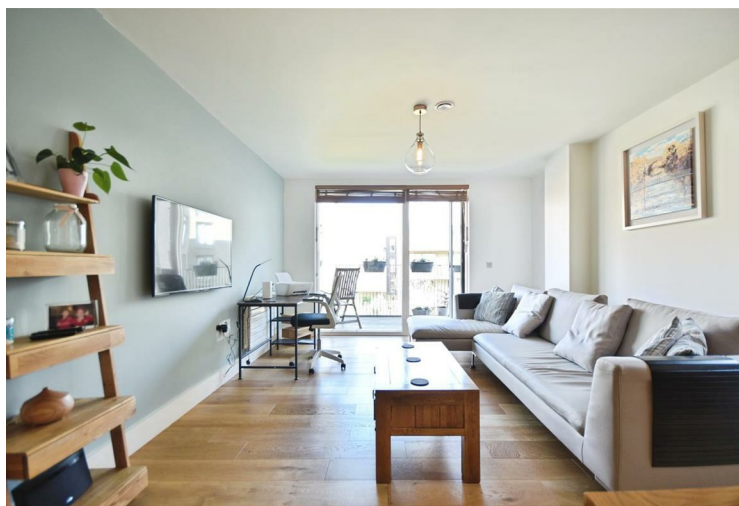
# QUILLIAM

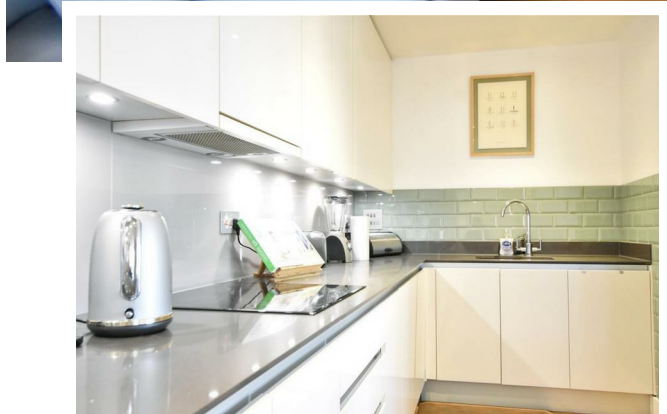
Commerce Road  
Brentford

- No Onward Chain
- Two Double Bedrooms
- Open Plan Reception / Kitchen
- Private Balcony
- Balcony Views
- Allocated Underground Parking
- Canal Side Location
- En-suite and Bathroom
- Local Amenities
- Access to Private Communal Garden

**£500,000**

**Leasehold**





## Property Description

Set on the sought-after Commerce Road in the heart of Brentford, this contemporary 878 sq ft apartment offers generous living space in a vibrant and well-connected location. Designed for comfort and convenience, it presents an excellent opportunity for buyers seeking a contemporary home in a prime location.

The bright open-plan reception and kitchen form the centre of the home, with large windows and direct access to a private balcony that creates a welcoming spot for relaxing or entertaining. Both bedrooms are good-sized doubles, offering versatility for families, guests or home working. The principal bedroom enjoys its own en-suite, complemented by a stylish main bathroom, giving the property a comfortable and practical layout throughout.

Located moments from Brentford's canal paths, Brentford High Street and a wide selection of cafés, shops and daily amenities, the property also benefits from strong transport connections, with bus routes and Brentford Station within easy walking distance. Secure allocated underground parking adds real convenience; a rare bonus in this part of Brentford.

The apartment is offered chain-free, making the move straightforward for motivated buyers. With its modern design, spacious layout and superb position, this apartment represents a standout opportunity in one of Brentford's most desirable neighbourhoods



# Accommodation

**Hallway**

**Bedroom One**

14'11" x 11'0"

**En-suite**

7'9" x 6'3"

**Bedroom Two**

14'6" x 9'3"

**Bathroom**

7'1" x 6'6"

**Reception / Kitchen**

22'11" x 17'3"

**Balcony**



# Property Information

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

Tenure: Leasehold

Term of Lease: 250 years from 01/09/2008 (approximately 232 years remaining)

Service Charge £4,628.92 per annum, reviewed annually by the Management Company

Ground Rent £350 per annum

London Borough of Hounslow Council Tax Band: E

Council Tax Payable for 2026/27 £2,676.47 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: Parking space - 11 (Brentford Lock)





### Second Floor

Floor area 81.6 sq.m. (878 sq.ft.)

Total floor area: 81.6 sq.m. (878 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>		70	70
(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