QUILLIAM

Augustus Close
Brentford

- No Onward Chain
- Brentford Dock
- Bright Reception Room
- Private Balcony
- Two Double Bedrooms
- Allocated Parking Space
- Fitted Kitchen
- Syon Park Views
- Brentford Station Circa 15 Min Walk
- Brentford High Street Circa 5 Min Walk

£415,000

Leasehold

Property Description

Located in the popular Brentford Dock development, this delightful flat offers an ideal blend of comfort and convenience. The property features two generously sized double bedrooms, making it perfect for couples, small families, or anyone needing extra space for guests or a home office.

The spacious reception room is a standout, providing a warm and inviting setting for both relaxation and entertaining. From here, doors open onto a private balcony with lovely views across Syon Park, an ideal spot to unwind after a long day or enjoy a peaceful morning coffee.

Adding to its appeal, the flat includes a privately owned parking space as part of the title deeds, a valuable benefit in such a sought-after location. A further advantage is the exterior storage cupboard, offering additional space and convenience.

Residents will enjoy close proximity to the river and the Thames Path, providing a picturesque connection to nature with tranquil waterside walks and leafy surroundings.

Conveniently positioned for local amenities, the property is less than a five-minute walk from Brentford High Street, with its selection of shops, cafés, and restaurants. Excellent transport links are nearby too, with multiple bus routes through Brentford and Brentford Station just a 15-minute walk away.

This flat presents a wonderful opportunity for anyone looking to settle in a peaceful yet well-connected part of Brentford. Don't miss the chance to make this charming home your own.

Disclaimer
Information provided in this listing is for general guidance only and should be verified before proceeding. We have not tested any fixtures, fittings, services, or appliances. Measurements are approximate, and the photographs are intended solely as an illustrative guide. The details have been supplied by the client, and we rely on their accuracy.

Accommodation

Hall

Reception Room
16'1" x 10'9"

Balcony
10'2" x 4'0"

Kitchen
17'10" x 7'10"

Bedroom One
11'10" x 10'11"

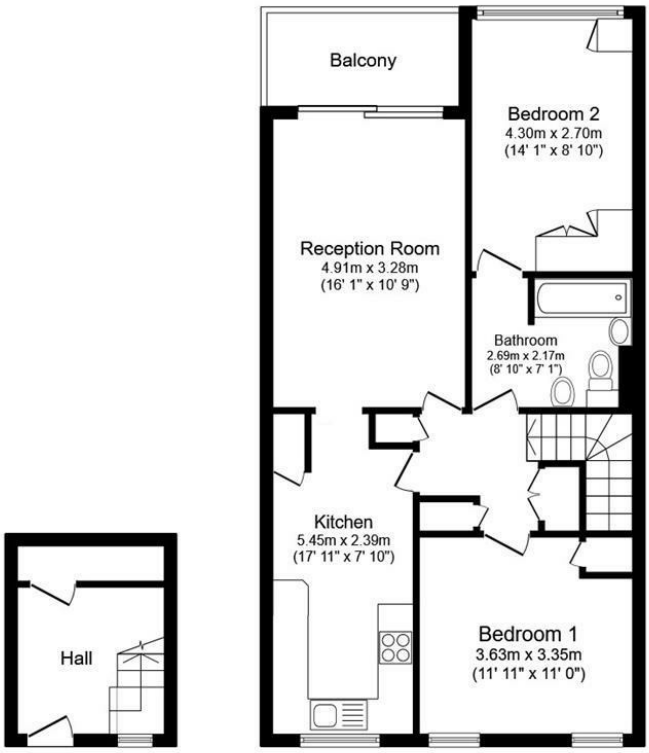
Bedroom Two
14'1" x 8'10"

Bathroom
8'9" x 7'1"

Exterior Storage Cupboard

Property Information

We have been informed by our Vendor of the following information:
Tenure: Leasehold
Term of Lease: 152 years from 17/10/2014 (approximately 141 years remaining)
Service Charge £6,196 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.
Parking: Privately Owned Space A3
Exterior Storage Cupboard

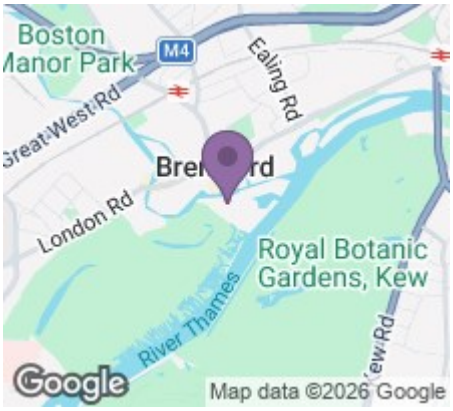


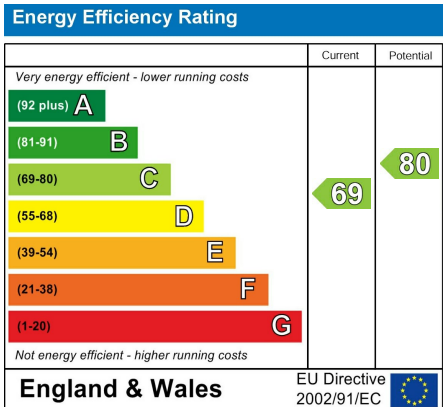
First Floor
Floor area 8.0 sq.m.
(86 sq.ft.)

Second Floor
Floor area 68.7 sq.m. (739 sq.ft.)

Total floor area: 76.7 sq.m. (825 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





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Since 1999

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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