

QUILLIAM

Windmill Road
Brentford

- Bright Reception Room
- Double Bedroom
- Great Location
- Excellent Transport Links
- En-suite Bathroom
- Allocated Parking Space in Car Park
- Brentford Station Circa 3 Min Walk
- Brentford High Street Circa 6 Min Walk
- Private Entrance
- Council Tax Band C

£290,000

Leasehold













Property Description

A well-located one-bedroom flat in Brentford, offered with no onward chain. Ideal for first-time buyers or investors, this first-floor property offers scope to add value and make it your own.

Accessed via its own private ground-floor entrance, the flat features a hallway with stairs leading to a generous reception room, separate kitchen and well-proportioned double bedroom with en-suite bathroom. An allocated off-street parking space in the communal car park is a valuable benefit in this area.

Clifden House is conveniently positioned for Brentford High Street's cafés, supermarkets and everyday amenities, with Syon Park and the Thames towpath nearby for riverside walks and outdoor leisure.

Brentford mainline station is just a three-minute walk away, offering regular services to London Waterloo, while local buses connect to Chiswick, Ealing and Hammersmith for Underground links.

With its excellent transport links, allocated parking and exciting potential to add value, this is a fantastic opportunity to create a home tailored to your tastes in the heart of Brentford.

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.
Photography Disclaimer: Some property photographs have been professionally enhanced using AI-assisted editing to improve lighting, exposure, colour and clarity. No material features of the property have been added, removed or altered. Images are intended to provide a fair and accurate representation of the property.

Accommodation

Hall

Reception
17'11" x 9'10"

Kitchen
9'4" x 7'5"

Bedroom
14'6" x 9'1"

Bathroom
7'1" x 4'8"

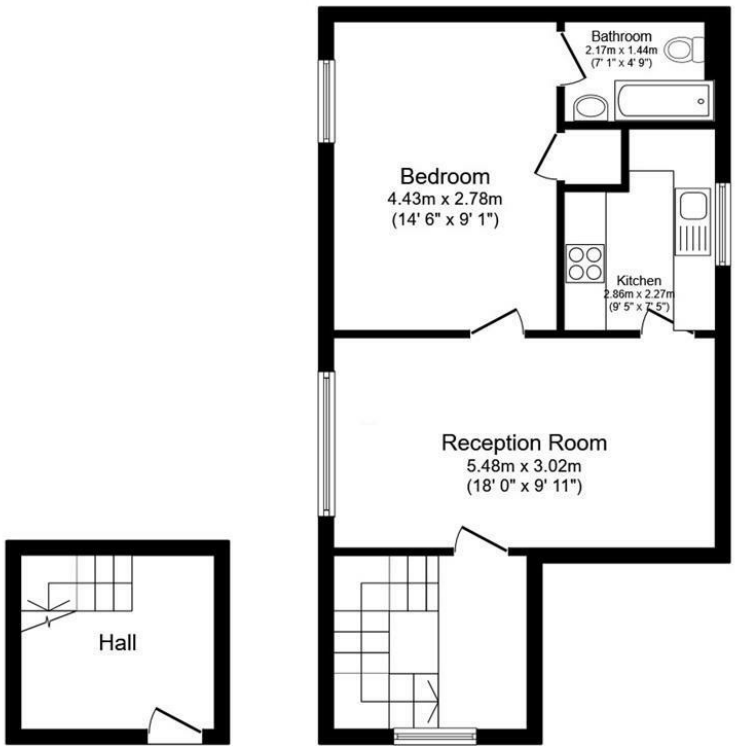






Property Information

We have been informed by our Vendor of the following information:
Tenure: Leasehold
Term of Lease: 999 years from 20/08/1993 (approximately 966 years remaining)
Service Charge £1,900 per annum, reviewed annually by the Management Company
Ground Rent £0 per annum
London Borough of Hounslow Council Tax Band: C
Council Tax Payable for 2026/27 £1,942.72 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: Allocated Space in Communal Carpark

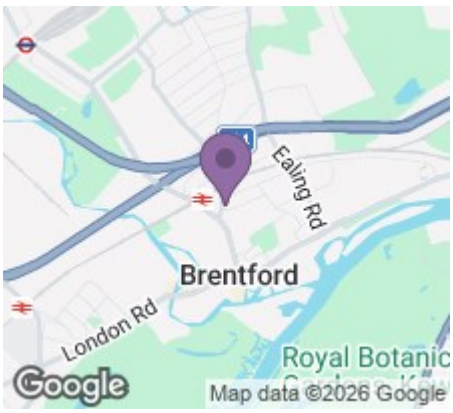


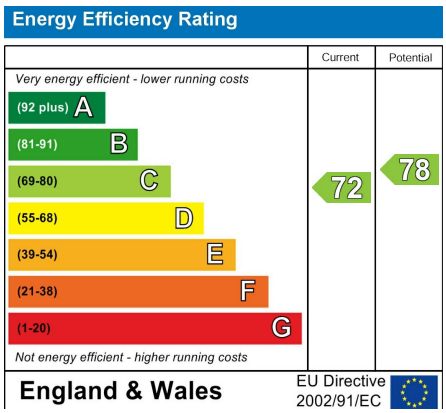
Ground Floor
Floor area 7.0 sq.m. (75 sq.ft.)

First Floor
Floor area 48.6 sq.m. (523 sq.ft.)

Total floor area: 55.5 sq.m. (598 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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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