

QUILLIAM

High Street
Brentford

- No Onward Chain
- Exceptionally Long Lease
- Courtyard Facing Position
- Spacious Reception
- Double Bedroom
- Excellent Location
- Lift Access
- Canal Walks
- (circa) 0.5 miles to Brentford Station
- (circa) 0.1 miles to Brentford High Street

£290,000

Leasehold













Property Description

A well-located one-bedroom flat on Brentford High Street, offering 431 sq ft of accommodation, a courtyard-facing position and excellent potential. Ideally situated close to the Grand Union Canal, the property benefits from an attractive setting and convenient access to the area's amenities.

The accommodation comprises a spacious reception room, a double bedroom and a bathroom, with the added benefit of lift access within the building. The courtyard-facing position provides a pleasant outlook, while the layout offers a good opportunity for a buyer to personalise the property to their own taste.

Offered to the market chain free and benefiting from an exceptionally long lease of approximately 972 years remaining, the property represents an appealing purchase for first-time buyers looking to get onto the property ladder or investors seeking a well-located addition to their portfolio.

Brentford High Street is on the doorstep, offering a variety of shops, cafés and restaurants. Brentford Station is approximately 0.5 miles away, providing rail connections into London, while regular bus services run towards Chiswick, Ealing and Kew. The property is also conveniently placed for local parks, riverside walks and road connections via the A4 and M4.

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

Hallway

Reception Room
15'1" x 9'11"

Kitchen
10'0" x 6'1"

Bedroom
11'6" x 9'4"

Bathroom
8'2" x 5'5"



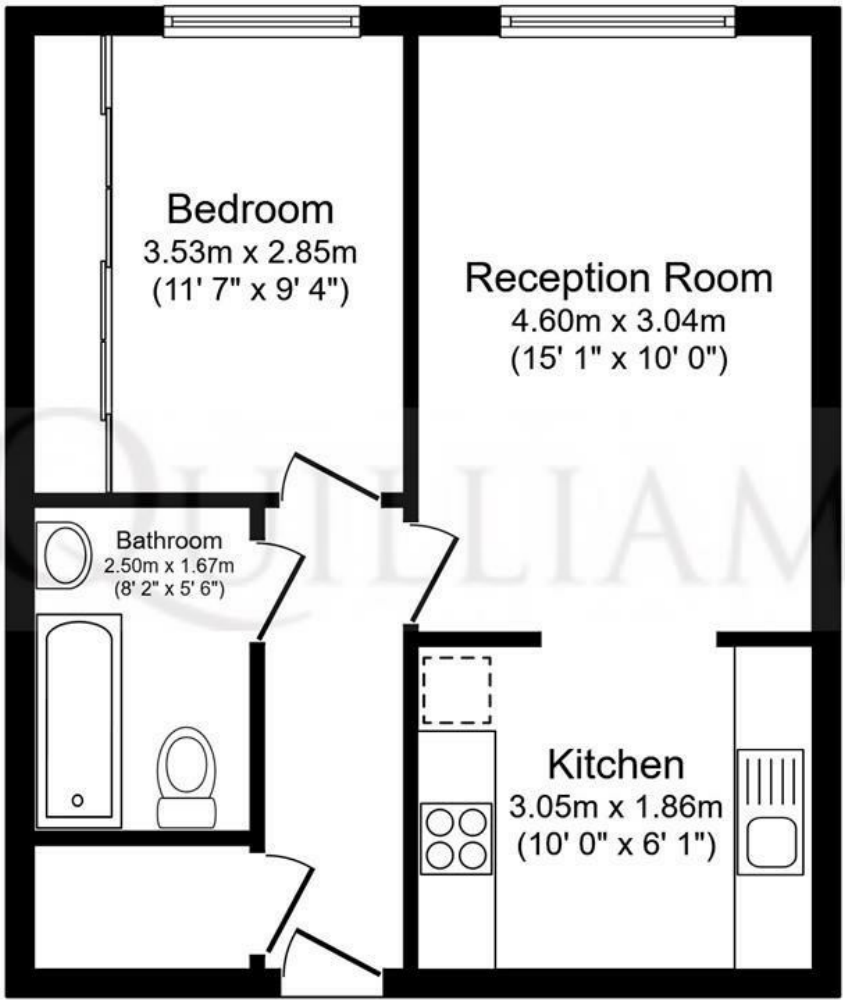


Property Information

We have been informed by our Vendor of the following information:
Tenure: Leasehold
Term of Lease: 999 years from 25/03/1999 (approximately 972 years remaining)
Service Charge approx £3000 per annum, reviewed annually by the Management Company
Ground Rent £150 per annum
EPC (Energy Performance Certificate) Rating: D
London Borough of Hounslow Council Tax Band: D
Council Tax Payable for 2026/27 £2,185.56 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: No Parking Available





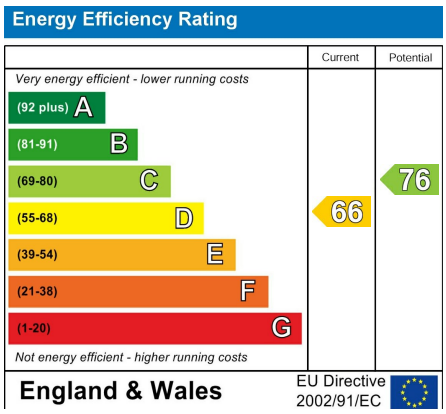


First Floor

Total floor area: 43.1 sq.m. (464 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