

QUILLIAM

Justin Close
Brentford

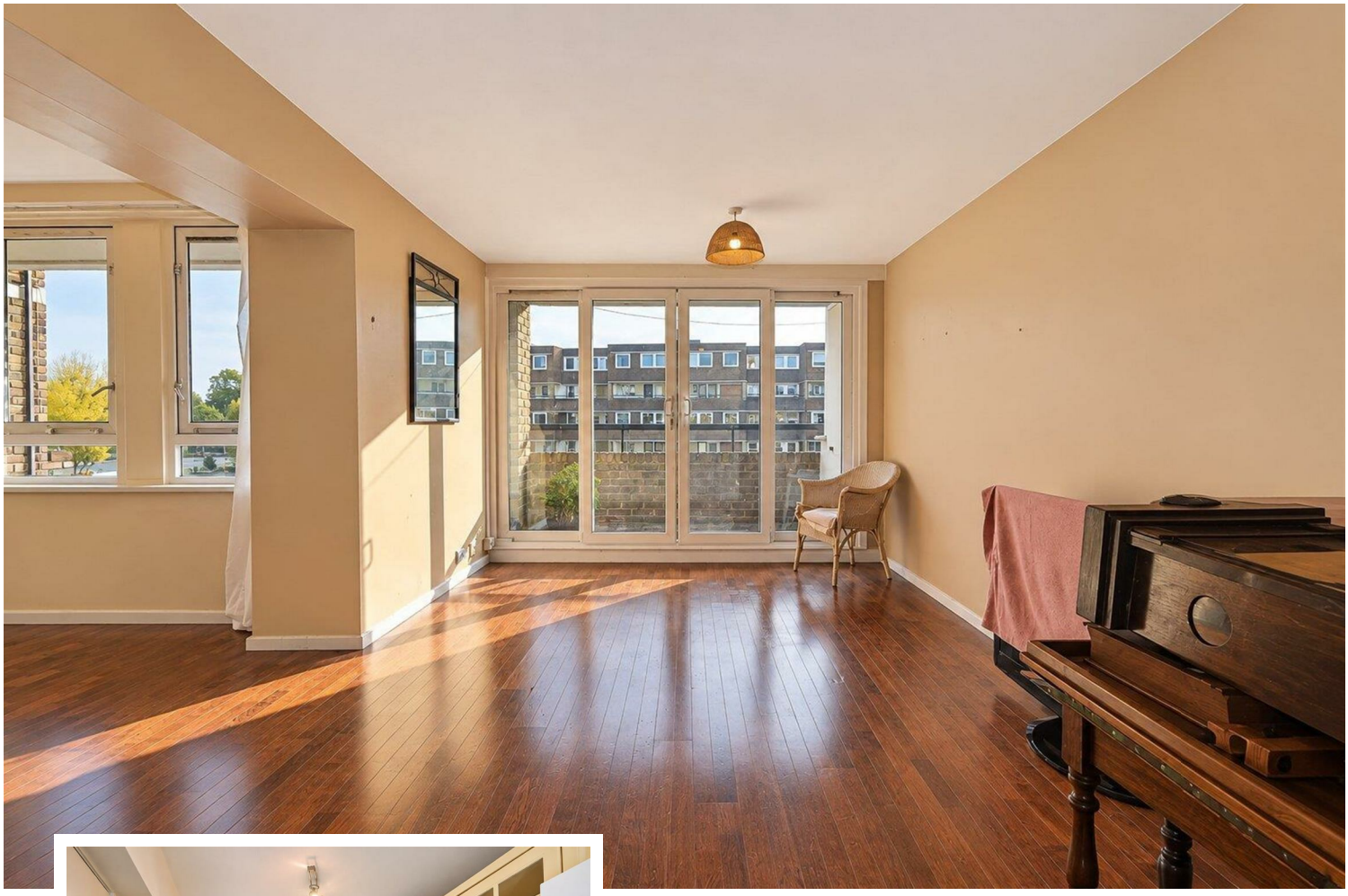
- South Facing Balcony
- River and Marina Views
- No Onward Chain
- Private Garage Included
- Spacious Open-Plan Living
- On-Site Concierge Service
- 24/7 Security with Patrols
- Walking Distance To High Street
- (circa) 0.5 miles to Brentford Station
- Hot Water and Heating Included in Service Charge

£415,000

Leasehold













Property Description

Located within the popular Brentford Dock development, this property in Numa Court offers a spacious three-bedroom maisonette with attractive river and marina views.

The property comprises three generous double bedrooms, a bright open-plan reception and dining area, and a south-facing balcony overlooking the river and marina. Further benefits include a bathroom, ample storage and a private garage with free resident's permits also available.

The service charge includes heating and hot water, grounds maintenance, 24-hour security with regular patrols and concierge services from the on-site management office.

Brentford High Street is within easy walking distance, offering a variety of shops, cafés and restaurants. Brentford Station provides convenient rail connections into London, with regular bus services towards Chiswick, Ealing and Kew through the High Street.

Combining generous accommodation with a desirable waterside setting, this property offers an excellent opportunity to enjoy peaceful surroundings with local amenities close by.

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

Entrance Hall and Stairs
8'7" x 7'2"

Hallway
18'4" x 8'6"

Reception Room
16'9" x 10'2"

Balcony
9'9" x 2'6"

Dining Area
9'10" x 8'7"

Kitchen
13'1" x 6'8"

Bedroom One
11'9" x 11'7"

Bedroom Two
17'0" x 8'5"

Bedroom Three
11'7" x 7'1"

Bathroom
4'6" x 4'6"

W.C.
5'1" x 2'7"



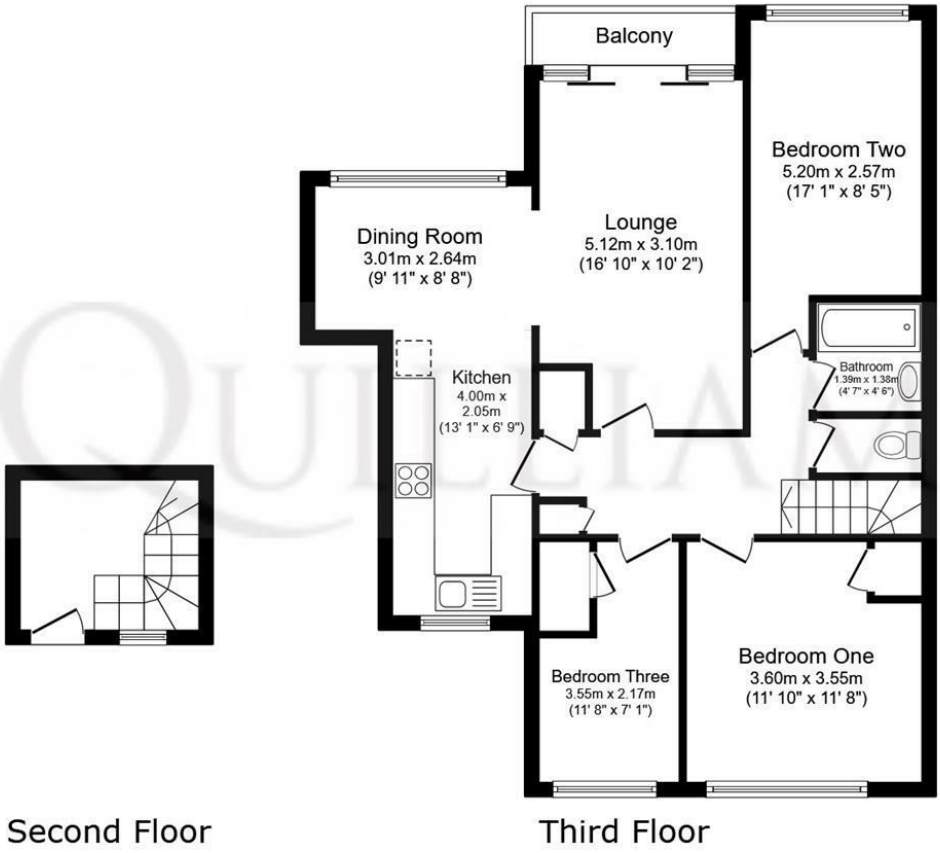


Property Information

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 £7,004 per annum, reviewed annually by the Management Company
Ground Rent £0 per annum
EPC (Energy Performance Certificate) Rating: C
London Borough of Hounslow Council Tax Band: E
Council Tax Payable for 2026/27 £2,671.24 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: Garage and Free Residents Permit Parking

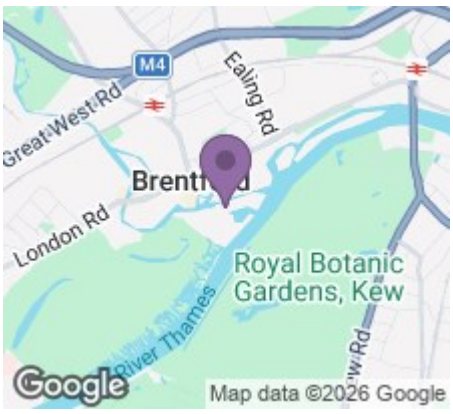


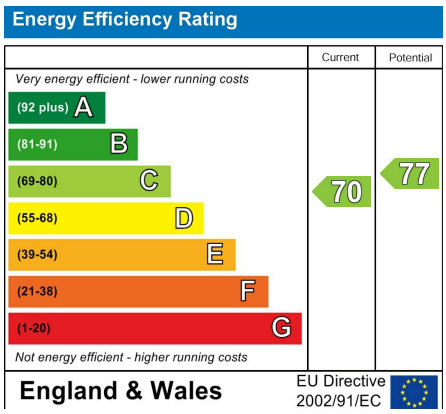




Total floor area: 81.5 sq.m. (877 sq.ft.)

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





QUILLIAM
Since 1999

206 High Street
Brentford
TW8 8AH

020 8847 4737
info@quilliam.co.uk
https://www.quilliam.co.uk

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