

QUILLIAM

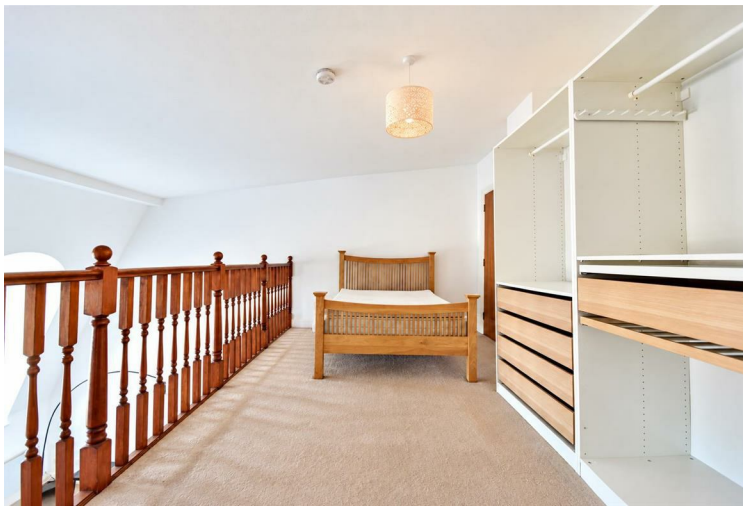
# Brook Road South
# Brentford

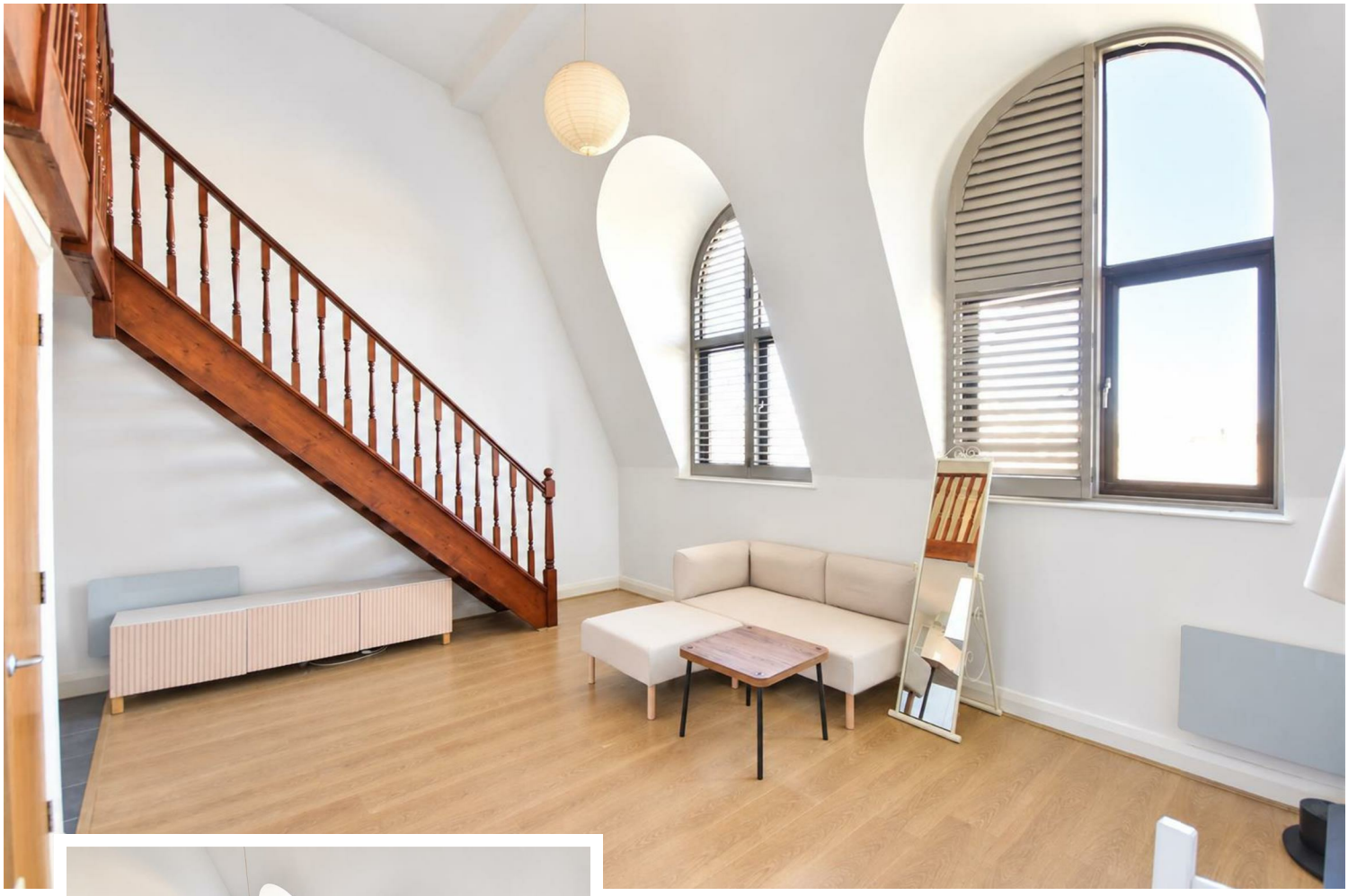
- No Onward Chain
- Split Level - Mezzanine
- Share of Freehold
- Low Service Charge
- Communal Garden
- Perfect for a First Time Buyer
- Council Tax Band - C
- Brentford Train Station Nearby
- Allocated Parking Space
- Large Gallery Windows - Bright Natural Light

**£295,000**

**Share of Freehold**













## Property Description

# Accommodation

### Hallway

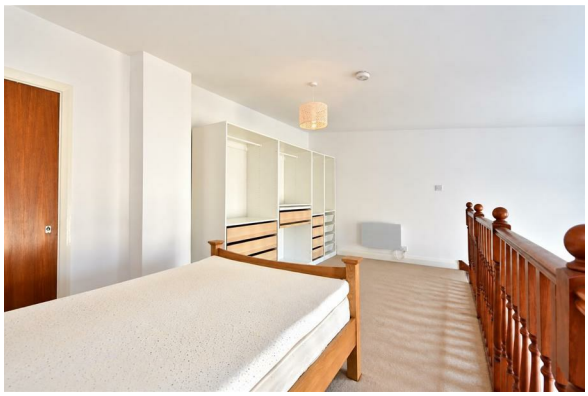
### Reception
17'7" x 12'3"

### Kitchen
8'11" x 6'7"

### Mezzanine Bedroom
17'7" x 9'4"

### Bathroom
6'9" x 4'9"

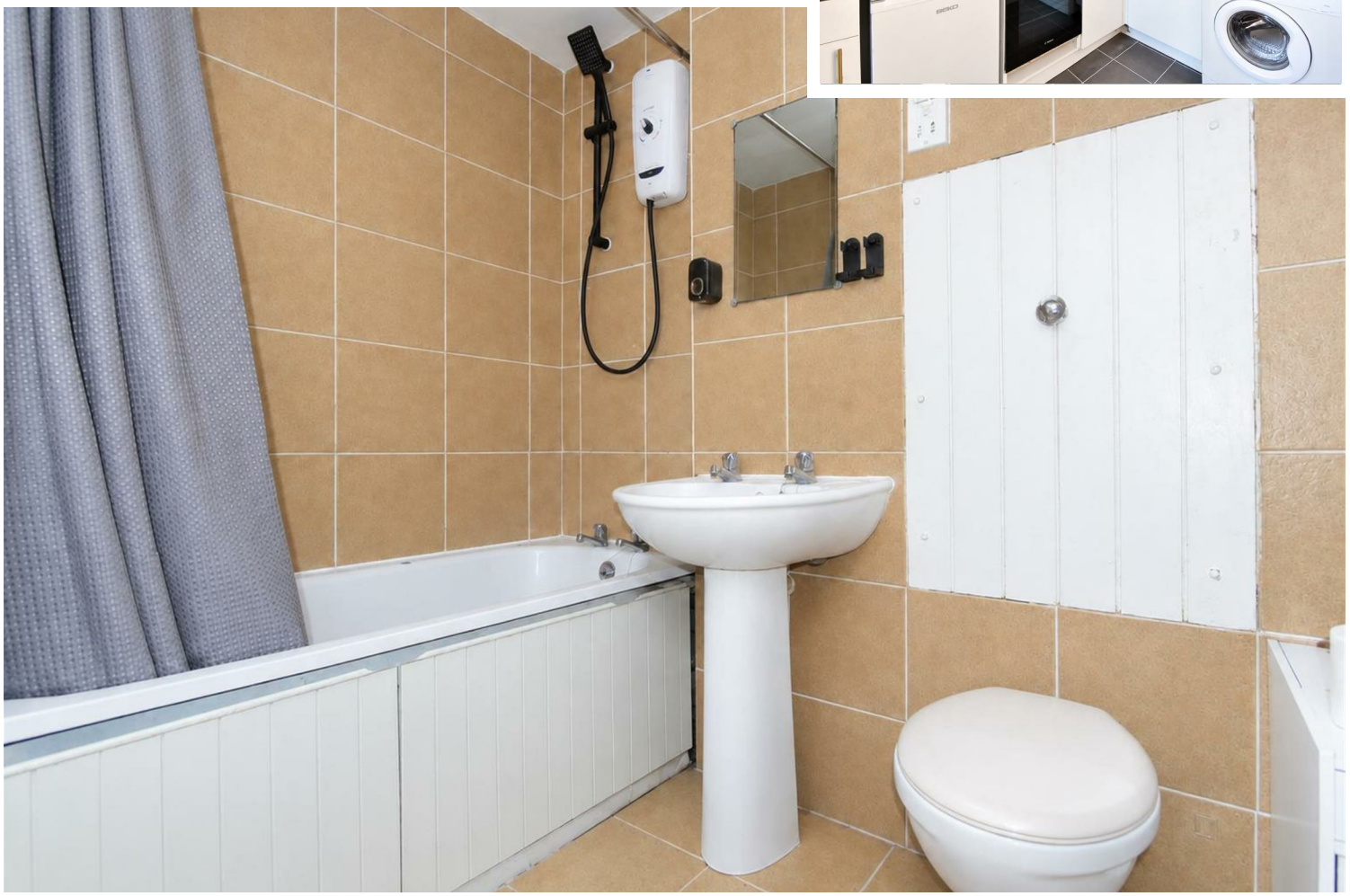


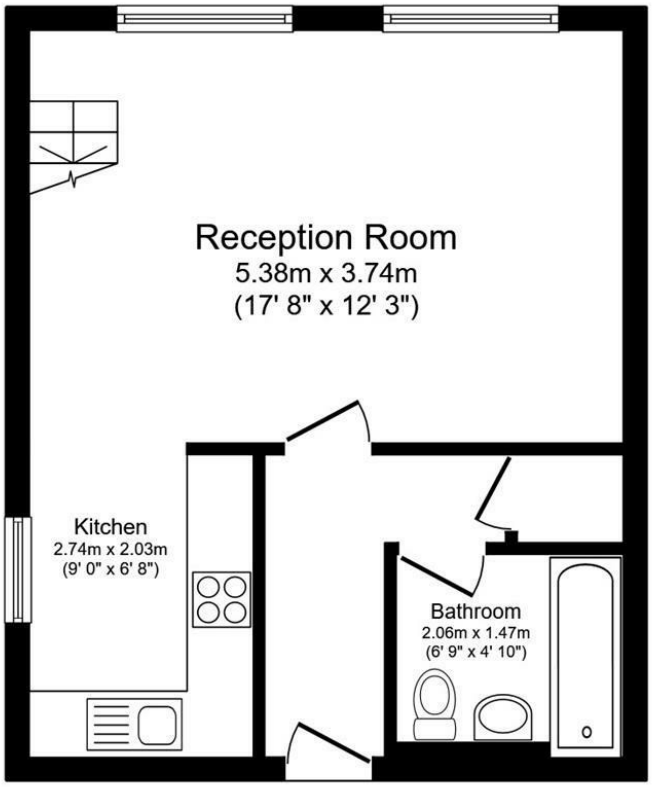


# Property Information

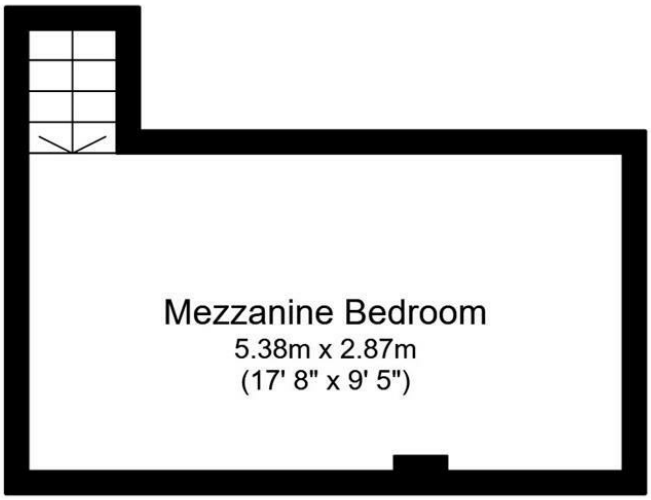
We have been informed by our Vendor of the following information:
Tenure: Share of Freehold
Term of Lease: 999 years from 24/06/2024 (approximately 997 years remaining)
Service Charge £2,000 per annum, reviewed annually by the Management Company
Ground Rent N/A - £0 per annum
EPC (Energy Performance Certificate) Rating: E
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: Communal Car Park - Allocated Space 28







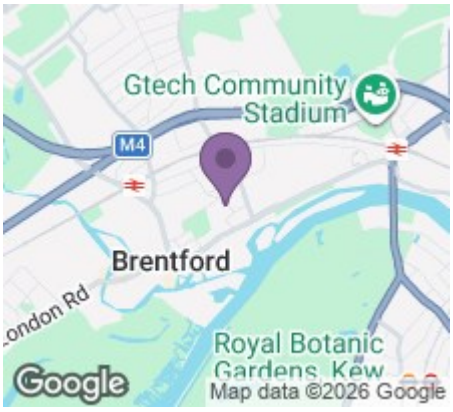

Second Floor

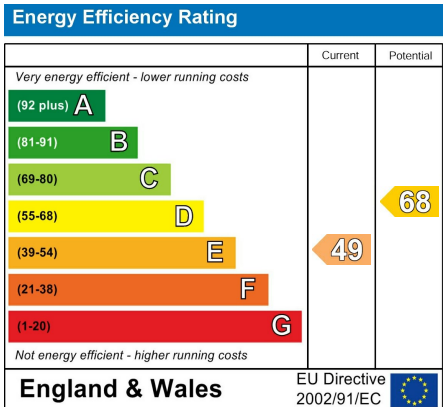



Mezzanine

Total floor area: 51.7 sq.m. (557 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