



## 2 bed flat to buy in TW8

Augustus Close, Brentford, London, TW8 8QT

**£260,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ Cash Buyers
- ✓ Two Bedroom Flat
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Quilliam are excited to present this two-bed flat in Brentford Dock featuring a spacious reception room with private balcony, a well-equipped wood-finish kitchen, combined bathroom/WC and two double bedrooms. Ideally located by the River Thames with easy access to Brentford High Street, mainline station, bus routes and the A4/M4. Service charge includes heating, hot water, 24-hr security and upkeep of private green spaces.

Leasehold: 52 years remaining

• Cash Buyers ONLY\*

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being

Hall -

Kitchen - 4.40m x 2.40m (14'5" x 7'10") -

Reception Room - 4.80m x 3.30m (15'8" x 10'9") -

Bedroom One - 3.60m x 3.00m (11'9" x 9'10") -

Bedroom Two - 4.40m x 2.70m (14'5" x 8'10") -

Bathroom - 2.83m x 1.50m (9'3" x 4'11") -

Balcony -

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 51

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £6,198.00

Price: Starting Bid £260,000

Property Type: Flat

Parking: Allocated

Year built: 1978

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

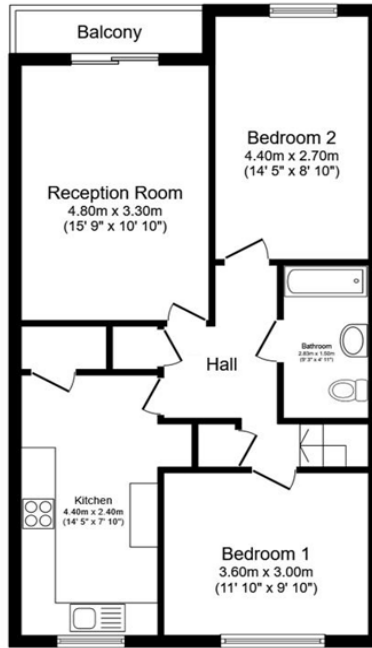
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



**Floor Plan**

Floor area 66.6 sq.m. (717 sq.ft.)

Total floor area: 66.6 sq.m. (717 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Augustus Close, Brentford, London, TW8 8QT

Contact your local branch today for more information on this property:

**10 Preston New Road, Blackburn, Lancashire, BB2 1AW, <http://www.crownstateagents.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

