



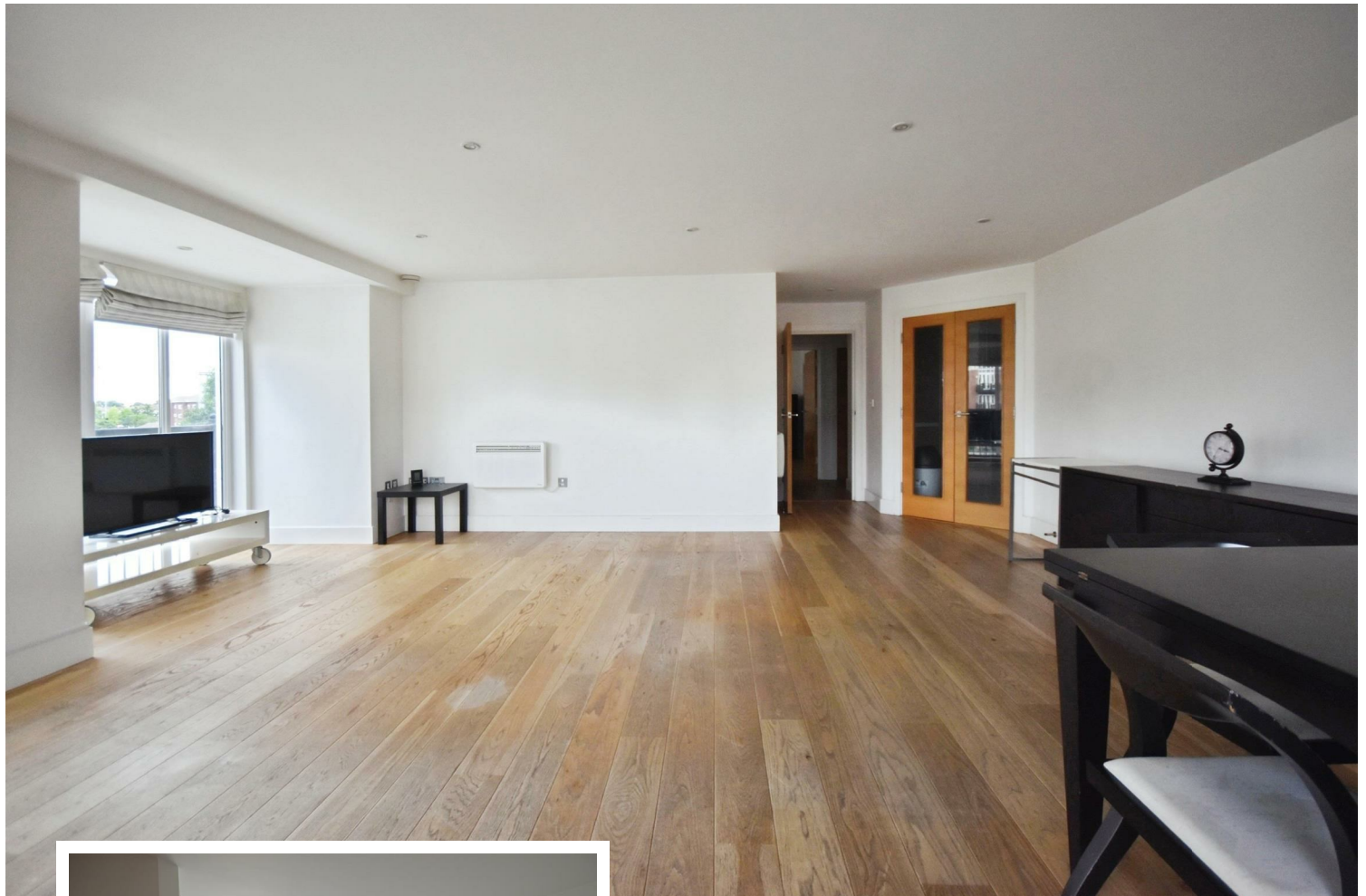
# QUILLIAM

Canute House  
Brentford

- Waterside Location
- Large Reception Room
- Separate Kitchen
- Three Bedrooms
- Two Bathrooms
- Balcony with Water Views
- Allocated Parking
- Generous Storage
- Part Furnished
- Available Immediately

**£3,500 PCM**





## Property Description

A stunning waterside three bedroom apartment with panoramic views of Brentford Lock offering light and bright spacious accommodation.

Located on the second floor of a modern block the property has a large reception room located on the corner position with multiple windows and doors leading to a private wrap around balcony with direct waterside views.

Other accommodation comprises spacious entrance hall, separate well appointed kitchen, three bedrooms including two doubles and a single, en-suite shower room and a family bathroom.

The property is a few minutes walk from the High Street where the south side is currently being regenerated to provide a brand new town centre with shops, bars and restaurants, supermarket and boutique cinema set amidst pedestrian lanes leading down to the water's edge.

Brentford Mainline Station may now be accessed over the new Cornelius Foot Bridge and offers a good service to London Waterloo. Local bus routes offer various connections to underground stations and various destinations.

The property includes parking and lift service.

Available immediately and is part furnished.

## ACCOMMODATION

Entrance Hall

Reception Room

Kitchen

Bedroom One

En-Suite Shower Room

Bedroom Two

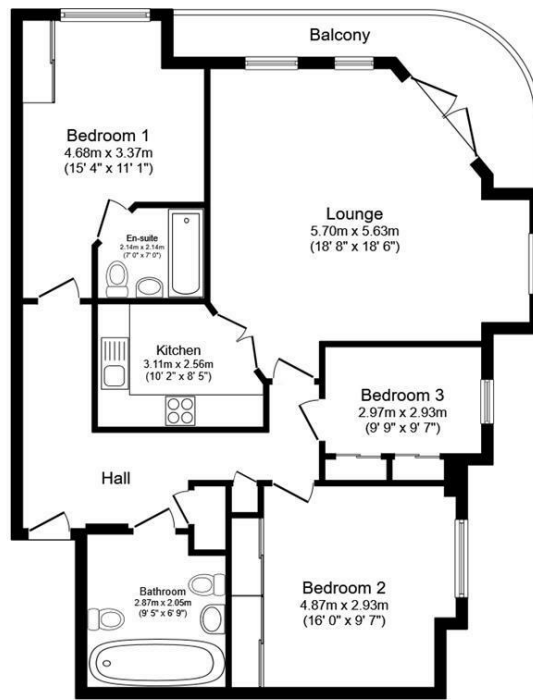
Bedroom Three

Bathroom

Balcony

Underground Parking





floor plan  
Floor area 95.7 sq.m. (1,030 sq.ft.)

Total floor area: 95.7 sq.m. (1,030 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](http://www.PropertyBox.io)

## Property Information

The property is to be let on an Assured Shorthold Tenancy.

Dilapidation's Deposit will be equivalent to five weeks rent.

We have been informed by the Landlord of the following information:

London Borough of Hounslow Council Tax Band: G

Council Tax Payable for 2025/26 £3,476.37 per annum

The annual Council Tax charge has been supplied in good faith and is for the period 2025/26. 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 Parking Space



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	73	81

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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