



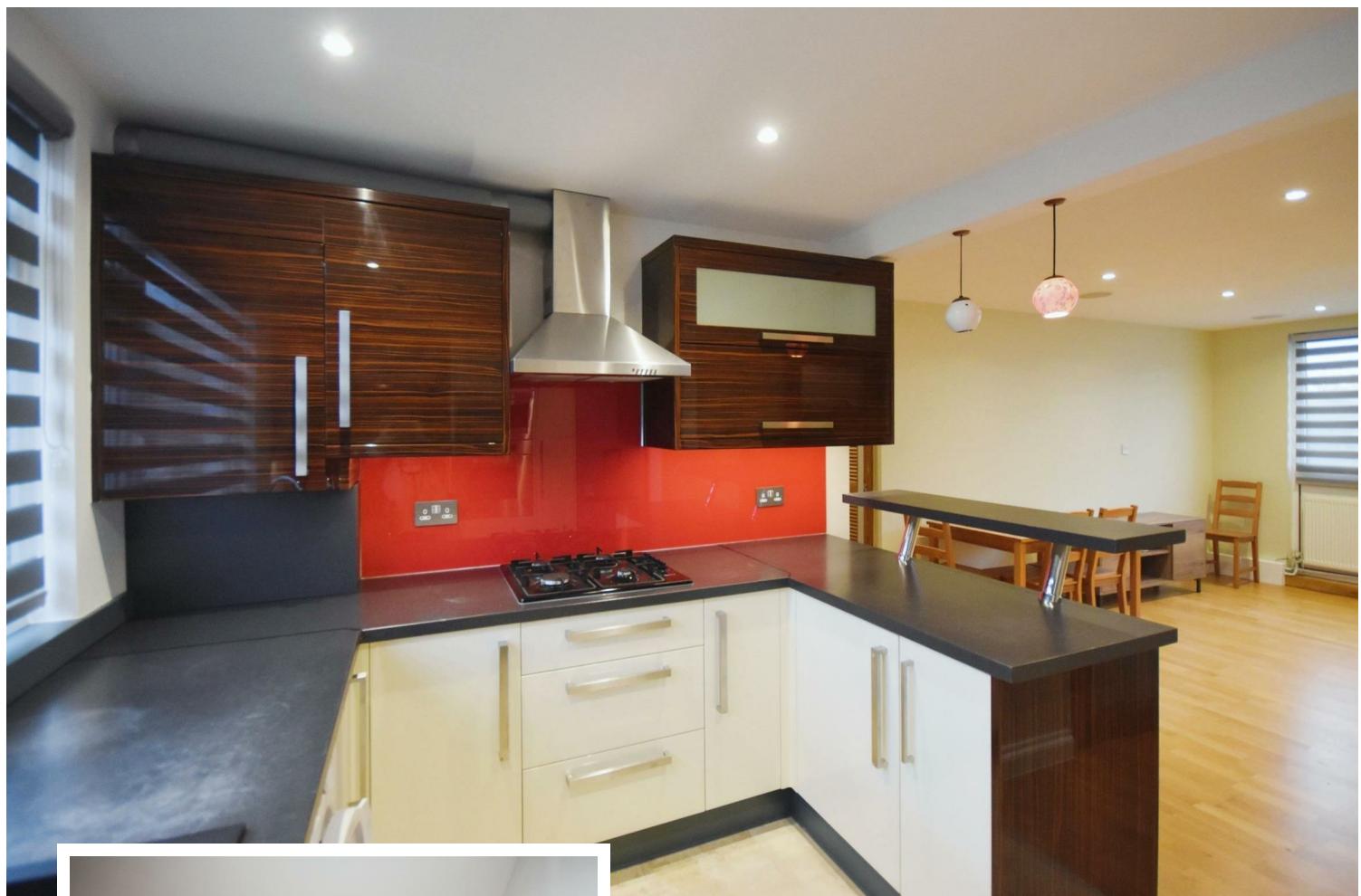
# QUILLIAM

Brent Lea  
Brentford

- Three Bedrooms
- Large Reception Room
- Fitted Kitchen
- Modern Bathroom
- Separate WC
- External Store Cupboard
- Communal Gardens
- Good Internal Storage
- Controlled Parking Zone Bays
- Close to Local Amenities

**£2,050 PCM**





## Property Description

A beautiful first floor three bedroom purpose built flat. The property has been recently refurbished to a very good standard and includes an entrance hall with coats hanging and two storage cupboards. The reception room has a large picture window and open plan to a well appointed kitchen. There are two double bedrooms with good built in wardrobes and storage and the third bedroom has a built in single bed with storage drawers below. There is a lovely shower room with window and a separate WC with window.

The property benefits from large picture windows making it light and bright, generous internal storage and an external drying room and a storage cupboard / baggage store, which could comfortably accommodate several bikes and much more.

The development has communal gardens, recycling bins, bike storage and controlled parking zoned bays. Backing onto Syon Park with pedestrian access to the side also giving access to a small community park.

Brent Lea is just a short walk from Brentford High Street where the south side is currently undergoing a massive regeneration to include supermarket, shops, bars, restaurants, boutique cinema with lanes leading to the water's edge.

Other local attractions include stunning walks along The Grand Union Canal and The River Thames.

## Entrance Lobby

## Reception Room

16'11" x 13'5"

## Kitchen

10'5" x 8'5"

## Bedroom 1

13'7" x 9'2"



## Bedroom 2

11'8" x 11'3"



## Bedroom 3

9'9" x 6'8"

## Shower Room

8'3" x 4'5"

## Separate WC



## Additional Information

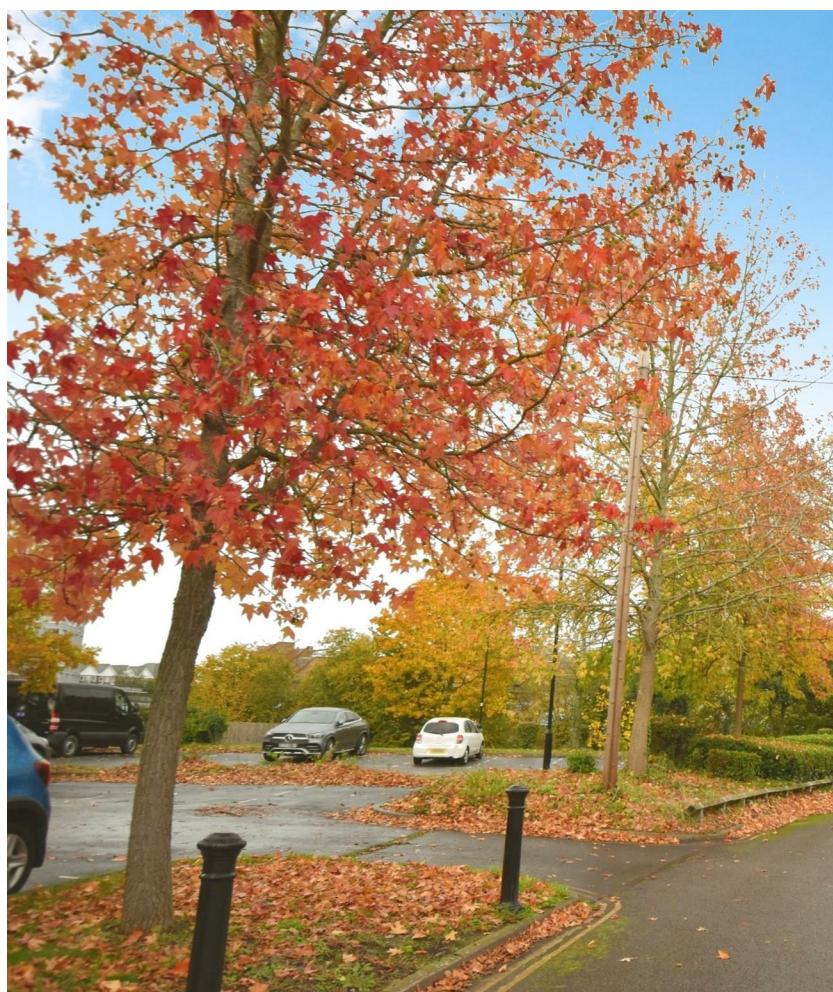
Council Tax Band C

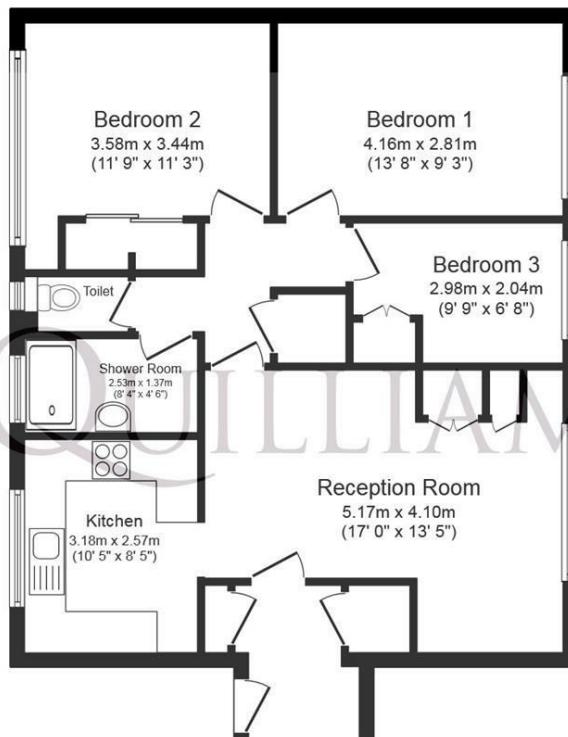
London Borough of Hounslow

To be let on an Assured Shorthold Tenancy Agreement

Dilapidations will be equivalent to five weeks rent

Parking - residents permit obtained through London Borough of Hounslow





**Floor Plan**

Total floor area 74.0 sq.m. (796 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**QUILLIAM**

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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