

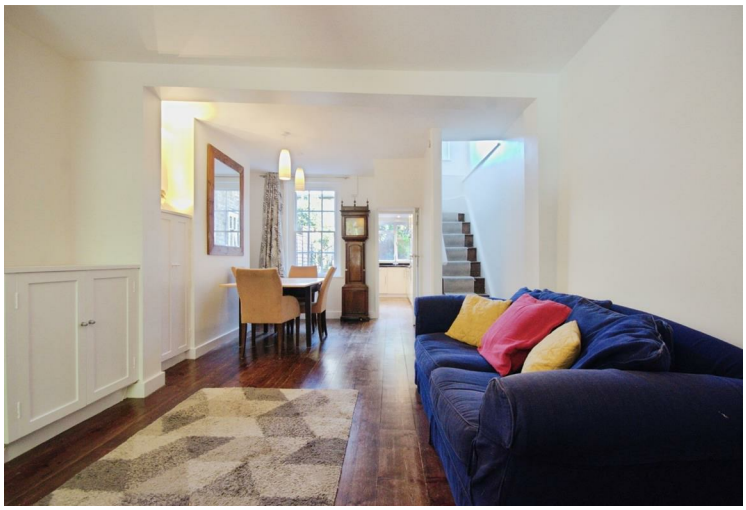
QUILLIAM

The Butts
Brentford

- 18th Century Dwelling
- The Butts Conservation Area
- Wooden Flooring Throughout
- Two Double Bedrooms
- Bathroom
- En-suite Shower Room
- Georgian Square
- Private Walled Garden
- Furnished
- Three Floors

**£2,200 PCM**














# Property Description

Welcome to The Butts, a charming conservation area ideally located close to Brentford High Street and excellent local transport links. This attractive three-storey Georgian property offers comfortable and well-proportioned accommodation, with light-filled interiors and access to a charming rear garden with a comfortable seating area. The property is situated in a peaceful residential setting while remaining within easy reach of the amenities and facilities available in Brentford.

The accommodation comprises a spacious reception room, a bright kitchen and a well-presented double bedroom. The first floor also benefits from a versatile home office, which is equipped with a sofa bed and can provide additional accommodation for guests. The property offers a comfortable layout across three floors, making it an ideal choice for those looking for more space than a typical one-bedroom property.

Further benefits include a charming rear garden, ample street parking and furnished accommodation. The property would be well suited to a professional single tenant or couple seeking a comfortable and peaceful home with convenient access to Brentford High Street, local shops, amenities and transport links. With its attractive Georgian character, versatile living space and convenient location, this property offers a practical and comfortable rental home in one of Brentford's established residential areas.

# Accommodation

**Reception Room**
22'11" x 12'1"

**Kitchen**
12'5" x 6'2"

**Bathroom**
10'2" x 7'2"

**Office / Guest Room**
12'1" x 12'1"

**Double Bedroom**
12'1" x 11'9"

**En-suite Shower Room**
8'10" 8'6"

**Private Rear Garden**
Partly laid to patio with a walled seating area.



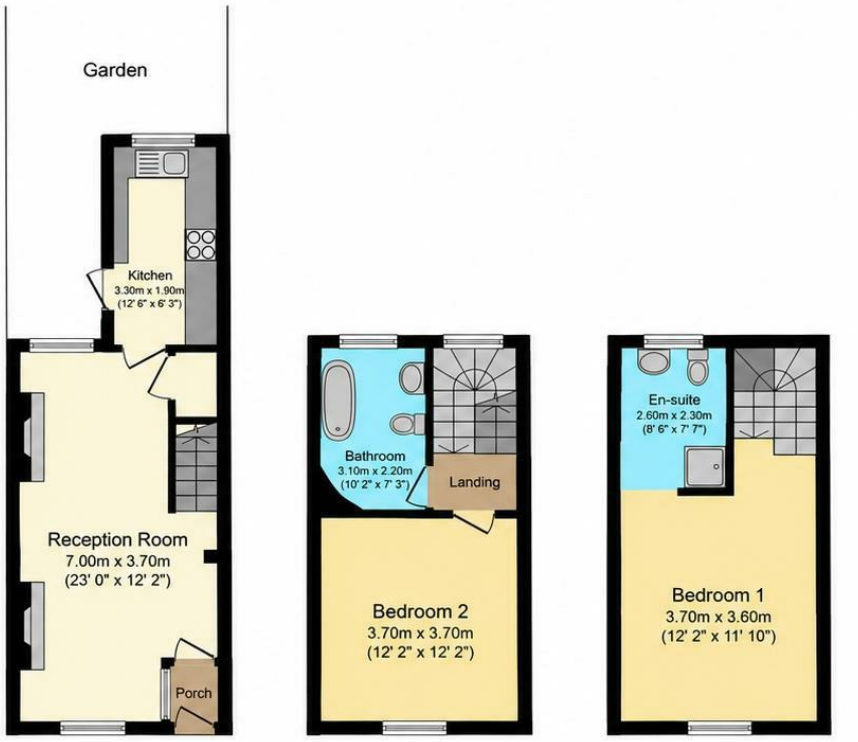




# Property Information

The property is to be let on an Assured Periodic 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: F
Council Tax Payable for 2026/27 £3,156.92 per annum
The annual Council Tax charge has been supplied in good faith. 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: Permit






## Ground Floor
Floor area 33.3 sq.m.
(359 sq.ft.) approx

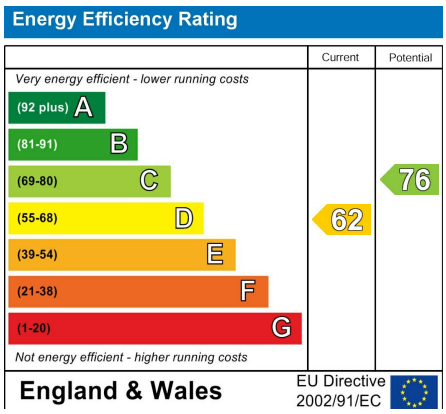
## First Floor
Floor area 25.9 sq.m.
(279 sq.ft.) approx

## Second Floor
Floor area 25.9 sq.m.
(279 sq.ft.) approx

Total floor area 83.4 sq.m. (898 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX




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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