



# QUILLIAM

Adams Quarter  
The Island

- The Island Development
- Two Double Bedrooms
- Reception Room
- Modern Kitchen
- Two Bathrooms
- Balcony
- Allocated Underground Parking
- Close to High Street
- Furnished
- Available Mid May

**£2,300 PCM**





## Property Description

A two double bedroom, two bathroom apartment at the prestigious Island development in Brentford.

Set in this private gated waterside development in the heart of Brentford, this first-floor (with lift access) two double bedroom fully furnished well-presented property benefits from a private balcony overlooking the Grand Union Canal and views of the River Brent from the bedrooms to the rear.

The accommodation includes entrance hall, spacious reception room with open plan kitchen, breakfast bar and dining area. Bedroom one has a Juliette balcony, ample wardrobe space and an en suite shower room. There is a second double bedroom and a bathroom.

A footbridge over the River Brent gives access to the Grand Union Canal with its lovely walks along the towpath and a new bridge with an alternative access to Brentford Mainline station and Boston Manor Park beyond.

The property is just moments away from Brentford High Street which has a brand new town centre including supermarket, shops, bars and restaurants and boutique cinema all leading down to the water's edge. Buses along the High Street offer various destinations and connections to various underground stations.

Local attractions include Syon Park, The Musical Museum, The London Museum of Water and Steam, and Kew Gardens is just 1.9 miles away.

The property includes a secure underground parking space and is available furnished mid-May.



## ACCOMMODATION

Entrance Hall

Reception Room

Kitchen Area

Bedroom One

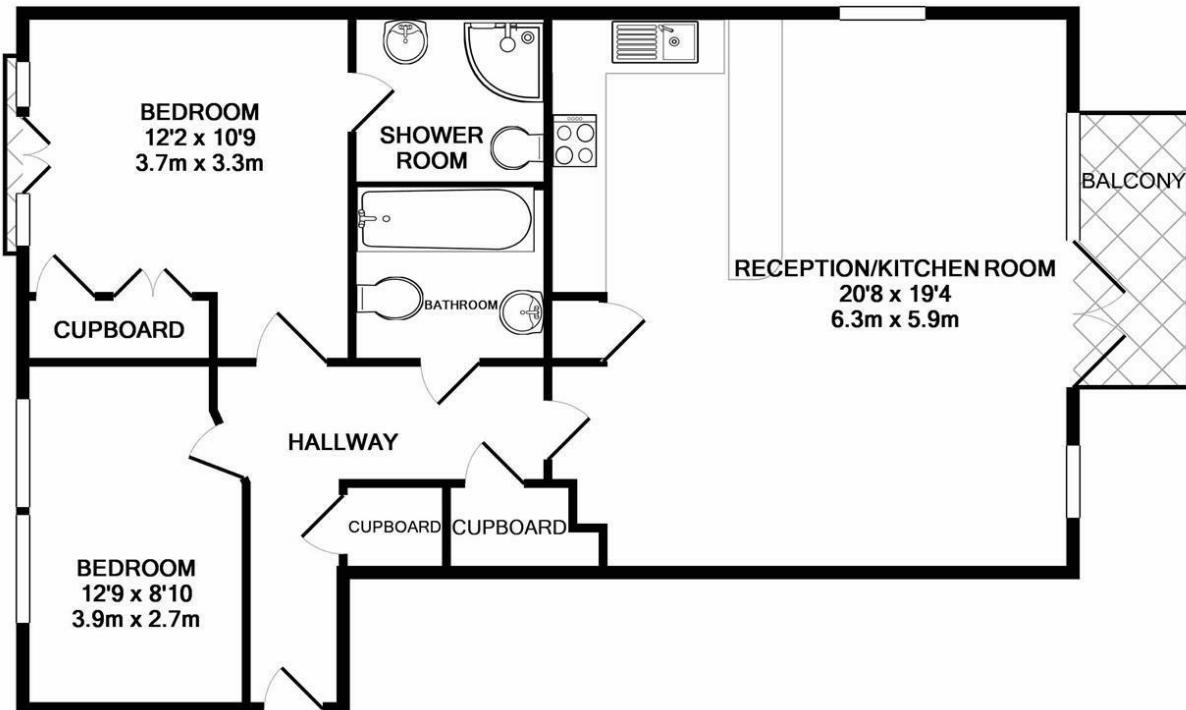
En-Suite Shower Room

Bedroom Two

Bathroom

Allocated Parking Space





#### ADAMS QUAT

TOTAL APPROX. FLOOR AREA 857 SQ.FT. (79.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Property Information

Council Tax Band E  
 London Borough of Hounslow  
 Assured Shorthold Tenancy Length minimum 12 months  
 Dilapidations Deposit will be equivalent to five weeks' rent  
 Underground Allocated Parking Space



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	77	80
(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

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