



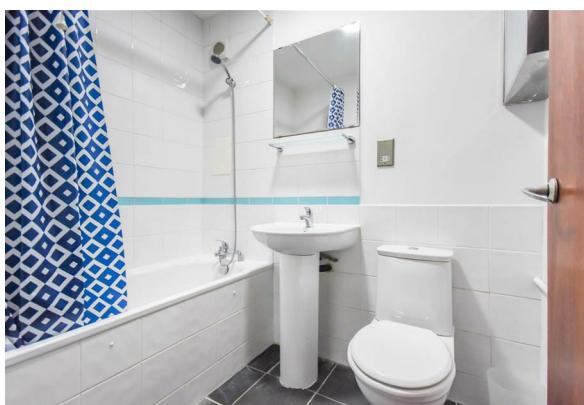
QUILLIAM

Braemar Court
Brentford

- Modern Block
- First Floor
- Studio Flat
- Council Band B
- Kitchen Area
- Good Condition
- Communal Gardens
- Wooden flooring
- Available Mid May
- Furnished

£1,300 PCM





Property Description

Braemar Court, located in Brook Road South, has always been a very popular choice for tenants. A modern block located in a good residential road with a convenience store close by and less than half a mile to either the High Street or Brentford Main Line Station.

This light and airy studio flat is located on the first floor of a three storey block and includes an entrance hall, open plan studio room and kitchen and bathroom.

Located within easy access to Brentford Mainline Railway Station which offers a convenient and direct link to London Waterloo (approximately 30 minutes). The apartment is also a short walk from Brentford High Street whose South Side is currently undergoing a massive regeneration (Brentford Project) to include Supermarkets (Morrisons and Lidl), shops, bars, celebrity restaurants (Rottura and Sams) as-well as a Gail's Bakery and a boutique Everyman cinema with pedestrian access leading to the Grand Union Canal and Marina.

To the rear of the building is a pleasant communal garden.

A car parking space available for separate negotiation.

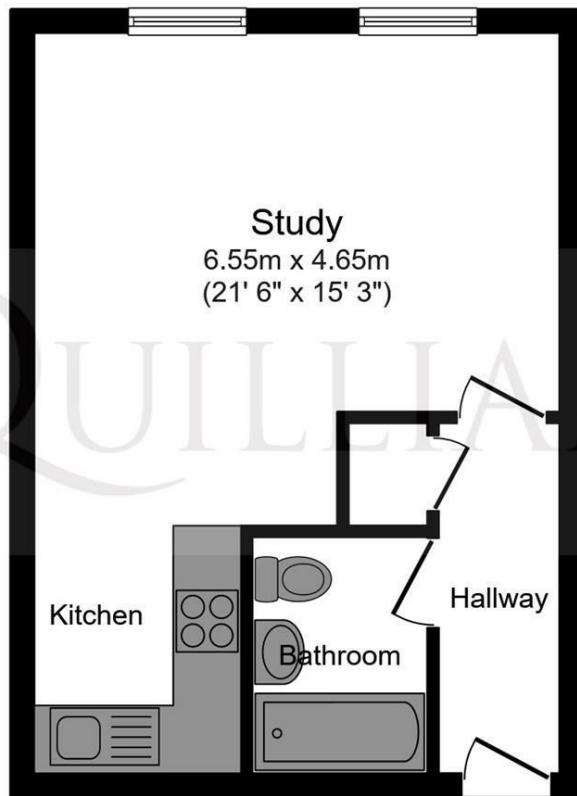
Entrance Hall

Studio Room
21'5" x 15'3"

Kitchen Area

Bathroom





Total floor area 30.5 sq.m. (328 sq.ft.) approx

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

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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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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