



# QUILLIAM

Numa Court  
Brentford

- Top Floor Apartment
- Three Bedrooms
- Reception Room
- Dining Area
- Kitchen

- South Facing Balcony
- Views Front and Rear
- Garage and Parking Space
- Unfurnished
- Available Mid March

**£2,300 PCM**





## Property Description

Occupying one of the best positions in Brentford Dock this top floor three bedroom apartment has stunning views over the marina with the River Thames beyond and from the other side, of the Grand Union Canal.

This spacious apartment is arranged over two floors and includes an entrance hall with storage and stairs to the top floor. On this main floor is a landing area with door to the reception room with private balcony. A sliding screen gives access to the dining area and kitchen beyond. There are three bedrooms, two of which are doubles and a single. There is one bathroom.

The private balcony is south facing and has stunning views over the marina with the River Thames and Kew Gardens beyond.

Brentford Dock is a sought after marina development and has lovely waterside grounds along with a picnic area and boat marina where moorings may be rented subject to availability. Residents may also enjoy direct access to Syon Park (annual fee applies), club room, convenience store, on-site management company and 24hr security.

The Dock is convenient for Brentford High Street which is currently undergoing a massive regeneration which will provide Brentford with a new town centre including supermarket, shops, bars and restaurants and boutique cinema, due to open soon.

The property is unfurnished and a Parking space and garage are included.

## Entrance Hall

Reception Room  
16'11" x 10'2"

Dining Room  
11'8" x 10'0"

Kitchen  
10'7" x 10'0"

Bedroom One  
14'9" x 8'6"

Bedroom Two  
11'9" x 11'9"

Bedroom Three  
11'9" x 7'2"

Bathroom

Balcony

Garage and Parking

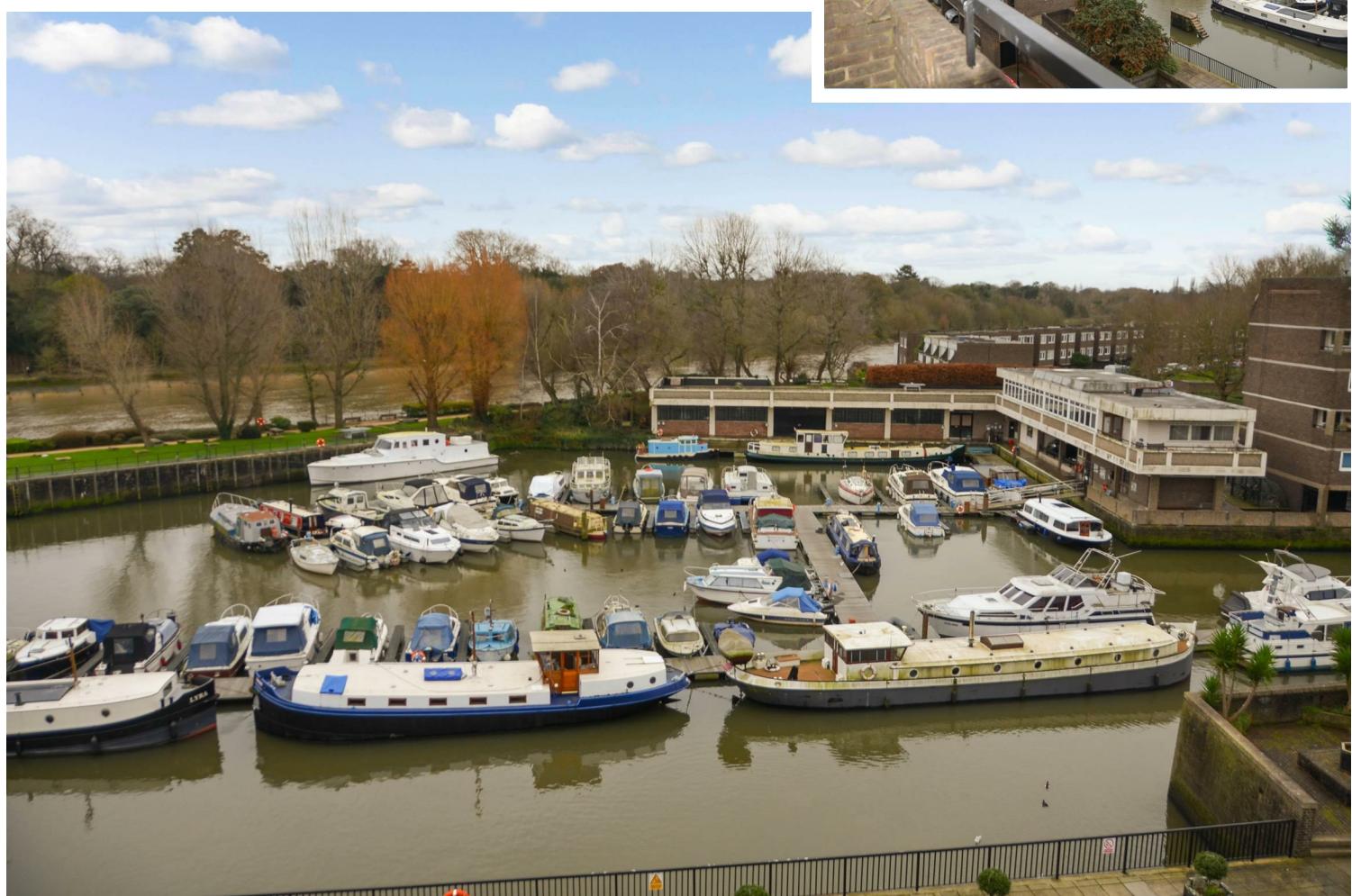
## General Information

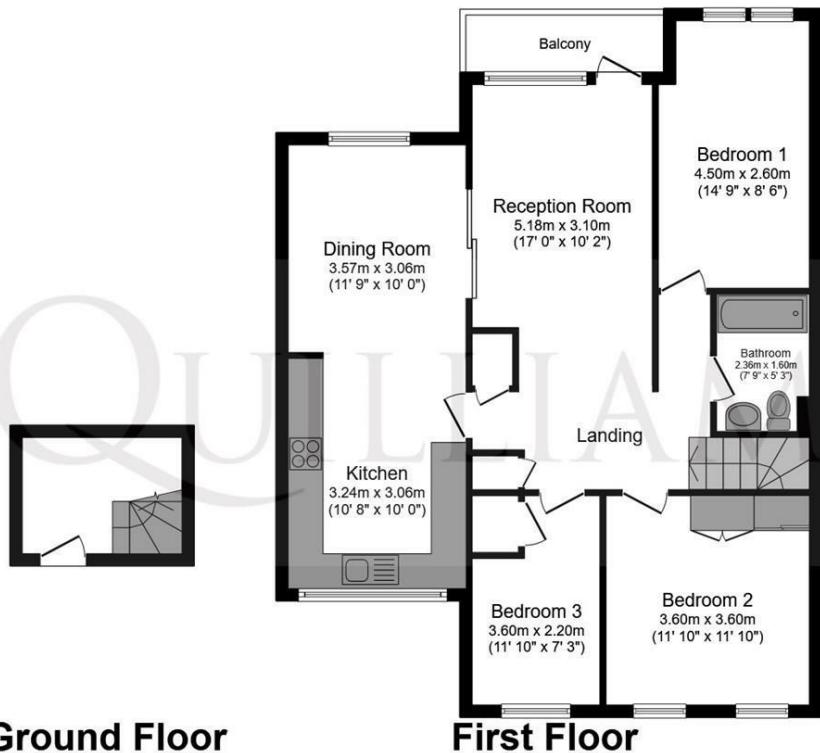
The property is to be let on an Assured Shorthold Tenancy Agreement.

The dilapidation's deposit will be equivalent to five weeks rent.

Council tax band: E London Borough of Hounslow.

Parking space and garage.





## Ground Floor

Floor area 5.5 sq.m. (59 sq.ft.) approx

## First Floor

Floor area 88.4 sq.m. (952 sq.ft.) approx

Total floor area 93.9 sq.m. (1,011 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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## Property Information



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

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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.