

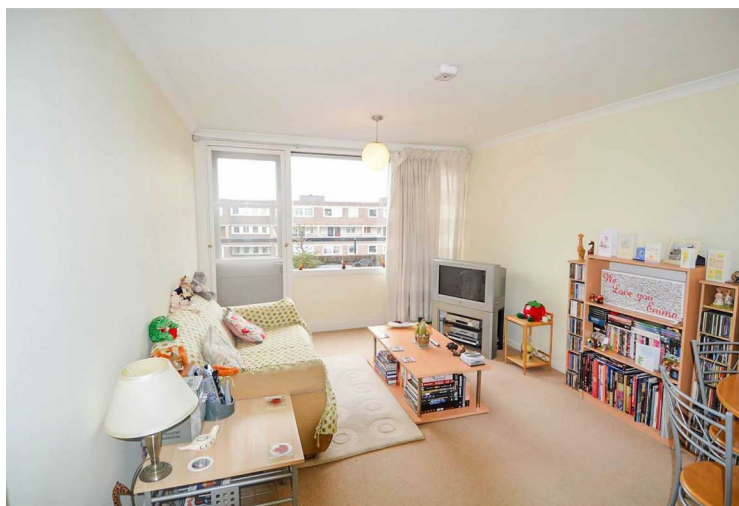


QUILLIAM

Numa Court
Brentford

- Entrance Hall
- Two Double Bedrooms
- Kitchen/Dining Room
- Bathroom
- Balcony with waterviews
- Hot Water & Heating Included
- One allocated parking space
- Available May
- Unfurnished
- Top Floor

£1,900 PCM





Property Description

Stunning Marina Views! Presenting a beautifully maintained third-floor apartment featuring two spacious double bedrooms, offering captivating vistas of the marina. Nestled within a sought-after development near Brentford High Street, this property boasts convenient proximity to local amenities. Rent includes hot water and heating. Available from May 2024.

Brentford Dock is a popular waterside development with lovely mature communal gardens with both Grand Union Canal and River Thames frontage and a resident's barbecue/picnic area. Leisure moorings are available to rent, subject to availability, on the marina at the center of the Dock.

Residents enjoy an on-site management office, 24-hour security, convenience store, and club/function room. There is a private gate giving access to Syon Park (there is a charge for this benefit).

Located close to Brentford High Street which is currently undergoing a massive redevelopment to provide Brentford with a brand new town center to include a new supermarket, shops, bars and restaurants, and boutique cinema with lanes leading down to the water's edge.

Brentford Mainline Station is within easy reach and provides connections to Waterloo Station. Local buses are also conveniently located on the High Street providing a variety of connections.



RECEPTION ROOM

25'11" x 10'9"

KITCHEN

14'5" x 7'10"

BEDROOM

3.60 x 3.40

BEDROOM 2

14'5" x 8'10"

BALCONY

Recently fitted patio doors leading to private balcony with views over the Thames towards Kew.

1 X ALLOCATED PARKING SPACE

Secure under cover near security guards' office.

Material Information - Lettings

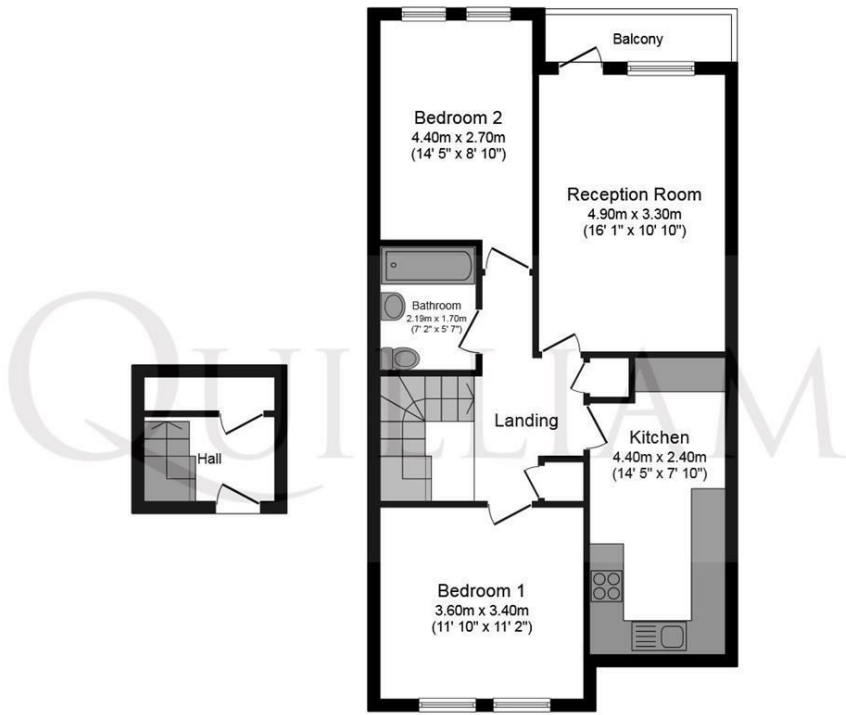
Council Tax Band D

London Borough of Hounslow

Tenancy Length Long-term

The Dilapidations Deposit will be equivalent to five weeks' rent





Ground Floor

Floor area 5.1 sq.m. (55 sq.ft.) approx

First Floor

Floor area 67.9 sq.m. (731 sq.ft.) approx

Total floor area 72.9 sq.m. (785 sq.ft.) approx

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



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		
	75	80
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		
	67	76
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