



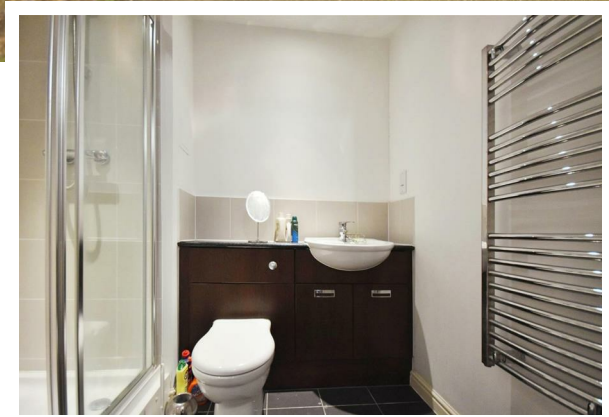
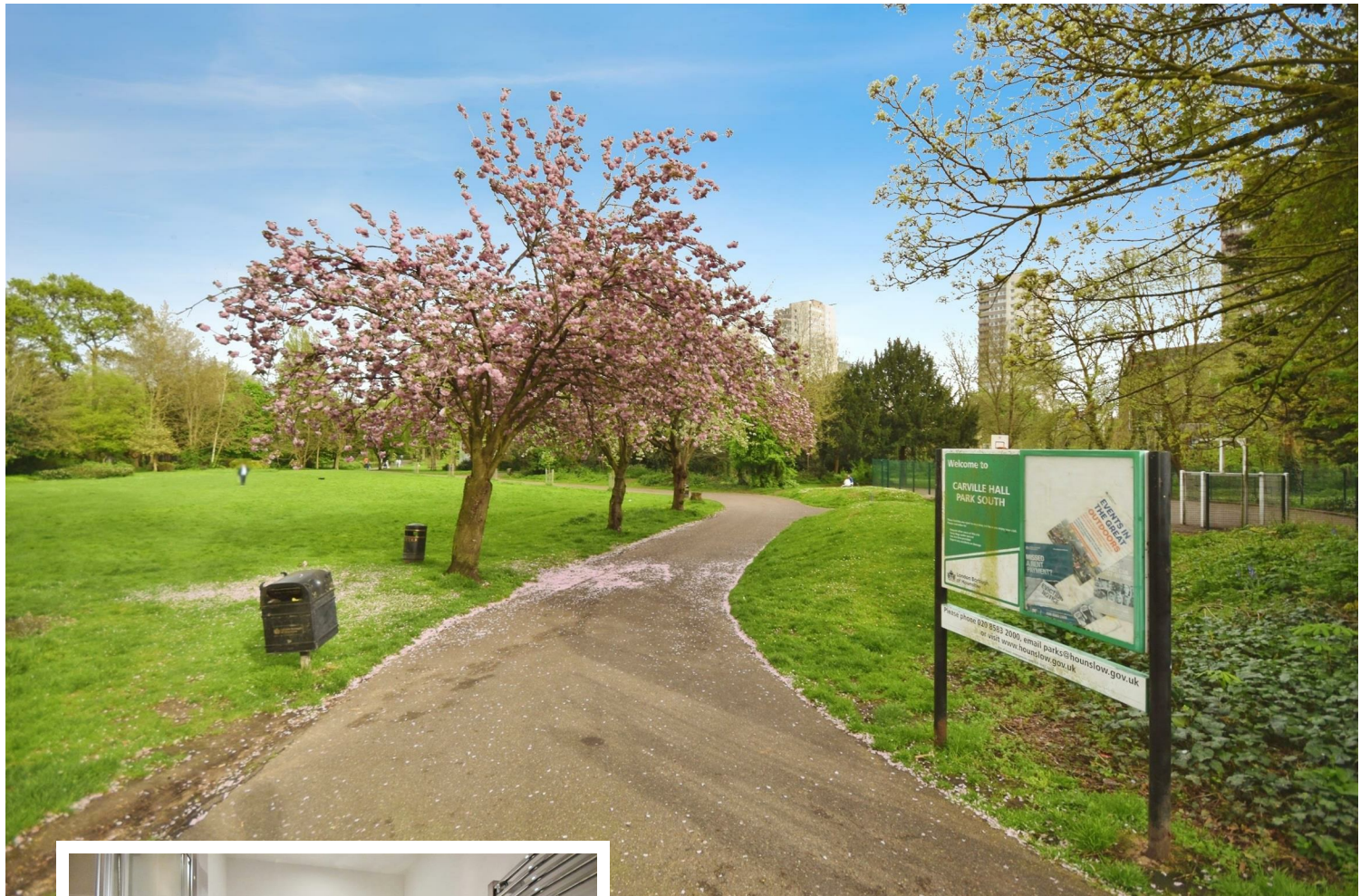
QUILLIAM

Clayponds Lane
Brentford

- Studio Apartment
- Open Plan
- Fitted Kitchen
- Modern Shower Room
- Lift Access
- Underground Parking
- Bike Storage
- Residents Gym
- Local Parks
- Transport Links

£235,000





Property Description

Quilliam are delighted to present this studio apartment situated in the GWQ development.

Upon entering this property you are greeted with a utility room and modern shower room.

To the rear is the open plan bedroom and fitted kitchen. This room boasts natural light and view of the development .

The apartment is located on the third floor with lift access.

On the ground floor there is bike storage and a car park. This property includes a good sized parking space.

Conveniently located with excellent transport connections via A4/M4, Brentford or Kew Bridge Station offers rail service to London Waterloo, while numerous local bus routes and easy access to Heathrow Airport and Ealing Broadway provide connections to underground services including District, Central, and Elizabeth lines.

Carville Hall Park, and Gunnersbury Park are close by.

Entrance hall

Studio/Kitchen
18'9" x 13'4"

Shower Room

Utility Room

Parking





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Floor Plan

Floor area 27.3 sq.m. (294 sq.ft.)

TOTAL: 27.3 sq.m. (294 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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		82	82
	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