



QUILLIAM

Adams Quarter
Brentford

- The Island Brentford
- Two Double Bedroom Apt
- Part Furnished
- Water Views
- Modern Kitchen
- En-Suite Shower Room
- Allocated Parking
- Secure Gated Development
- Available April 2024

£2,200 PCM





Property Description

The Island Brentford: Set in this private gated development in the heart of Brentford, this first-floor two double bedroom fully furnished well-presented property benefits from a private balcony overlooking the Grand Union Canal. Both good-sized double bedrooms boast water views of the River Brent. Available 5th June. Furnished. 1 x Allocated Parking Space.



A footbridge over the River Brent gives access to the Grand Union Canal with its lovely walks along the towpath.

The property is convenient for local bus routes and Brentford Main Line Station with connections to London Waterloo.

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

RECEPTION ROOM

MASTER BEDROOM

BEDROOM 2



THE ISLAND

The Island Brentford: Set in this private gated development in the heart of Brentford, this first floor two double bedroom fully furnished well presented property benefits from a private balcony overlooking the Grand Union Canal. Both good sized double bedrooms boast water views of the River Brent. Available Now. Furnished. 1 x Allocated Parking Zero Deposit Insurance Available.

Material Information - Lettings

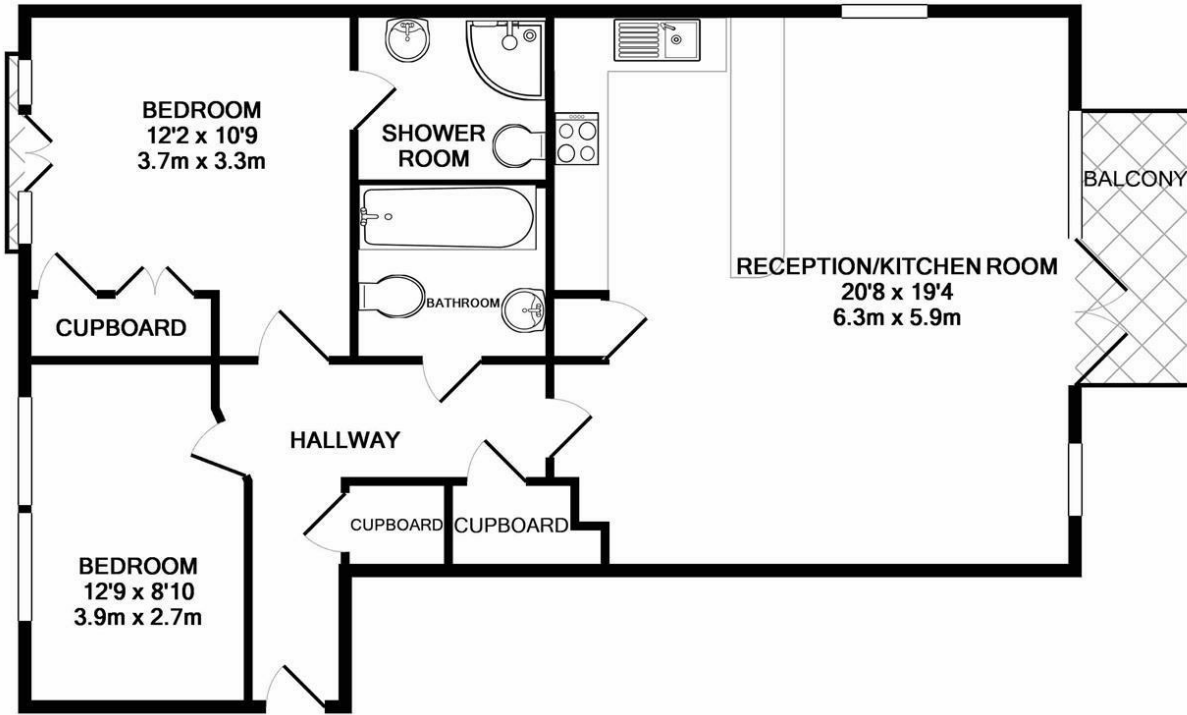
Council Tax Band E

London Borough of Hounslow

Tenancy Length minimum 12 months

Dilapidations Deposit will be equivalent to five weeks' rent





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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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		77	80
	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		83	85
	EU Directive 2002/91/EC		

QUILLIAM

206 High Street
 Brentford

TW8 8AH

020 8847 4737

info@quilliam.co.uk

https://www.quilliam.co.uk

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