



QUILLIAM

Mafeking Avenue
Brentford

- Conversion Flat
- Ground Floor
- Reception Room
- Kitchen
- Utility Area
- Shower Room
- One Double Bedroom
- Direct Access to Private Garden
- Unfurnished
- Available Immediately

£1,500 PCM





Property Description

Quilliam are proud to introduce to the market this ground floor one bedroom conversion flat of a Victorian terraced house on the highly sought-after Mafeking Avenue.

The entrance hall opens onto a spacious, bright reception benefiting from large double glazed sash windows which maximises the light, bright feel.

The double bedroom has a large sash window with views of the rear garden.

The newly fitted, modern kitchen has a glossy white coloured finish base and wall units with wooden worktops, integrated appliances and ample space for a dining table and chairs.

From the kitchen doors lead to a useful utility area with door to shower room and garden.

Mafeking Avenue is extremely popular for both buyers and renters due to the stunning period architecture, spacious room sizes and community feel as well as the close proximity to walks along The River Thames leading to Strand on The Green and Kew as well as outdoor spaces such as St Paul's Park.

Brentford High Street, Mainline Station and the 65 bus route are also only a short walk away and the A4 and M4 are easily accessible.

Parking is by application to London Borough of Hounslow for a permit within this controlled parking zone.

Brentford Mainline Station (South-West trains to Waterloo) offers swift access to Central London, while buses connect with Ealing Broadway (for Crossrail), Richmond, Chiswick and Westfield.

The flat has the huge bonus of having sole use of the garden, which is hard to find in this location and within this price range.

Viewing highly recommended.



Entrance Hall

Reception Room

13'1" x 12'0"

Kitchen

10'5" x 10'5"

Bedroom

10'11" x 10'2"

Shower Room

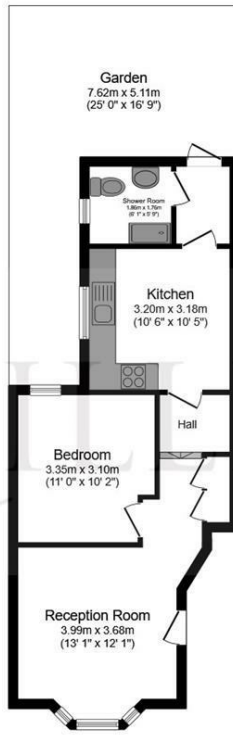
6'1" x 5'9"

Garden

General Information

The property will be let on an Assured Shorthold Tenancy Agreement.
Dilapidations Deposit will be equivalent to Five Weeks Rent.
Council is London Borough of Hounslow and Council Tax Band is C.





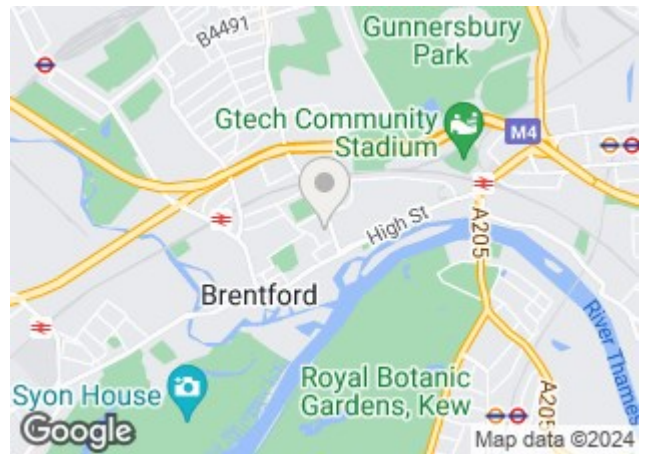
Ground Floor

Floor area 45.9 sq.m. (494 sq.ft.) approx

Total floor area 45.9 sq.m. (494 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		65	76
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