



QUILLIAM

Tanyard House Brentford

- Private Gated Development
- Two Double Bedrooms
- Large Reception Room
- Two Bathrooms
- Fitted Kitchen
- Residents Gym
- Concierge Services
- Secure Parking
- Unfurnished / Furnished
- Will Be Repainted Prior To New Let

£2,250 PCM





Property Description

Located in the ever popular Brentford Lock, this spacious two double bedroom apartment boasts a modern fitted kitchen, a family bathroom and en-suite shower room and a good size reception room. Offered to the market furnished or unfurnished. This lovely flat is available from the end of July and benefits from secure underground parking. Secure Gated Development. Private Gated Waterside Development.

Brentford Lock is a 10-minute walk from Syon Park. Kew Gardens is 1.9 miles away from the property. There are five ways to get from Brentford Lock to Richmond by bus, train, subway, taxi or foot. There are numerous walks that can be taken on foot in nature, following the river, and following historical routes from Brentford Lock.

The Thames Lock at Brentford is West London's gateway to the River Thames and London's largest boat yard is just next door.

Entrance Hall

Reception Room
26'0" x 13'8"

Fitted Kitchen

With modern integrated appliances.

Bedroom One

17'10" x 8'9"

En Suite Shower Room

Bedroom Two

15'1" x 9'3"

Bathroom

Allocated Car Parking Space

Secure underground with lift Access

On-site Communal Gym

Material Information

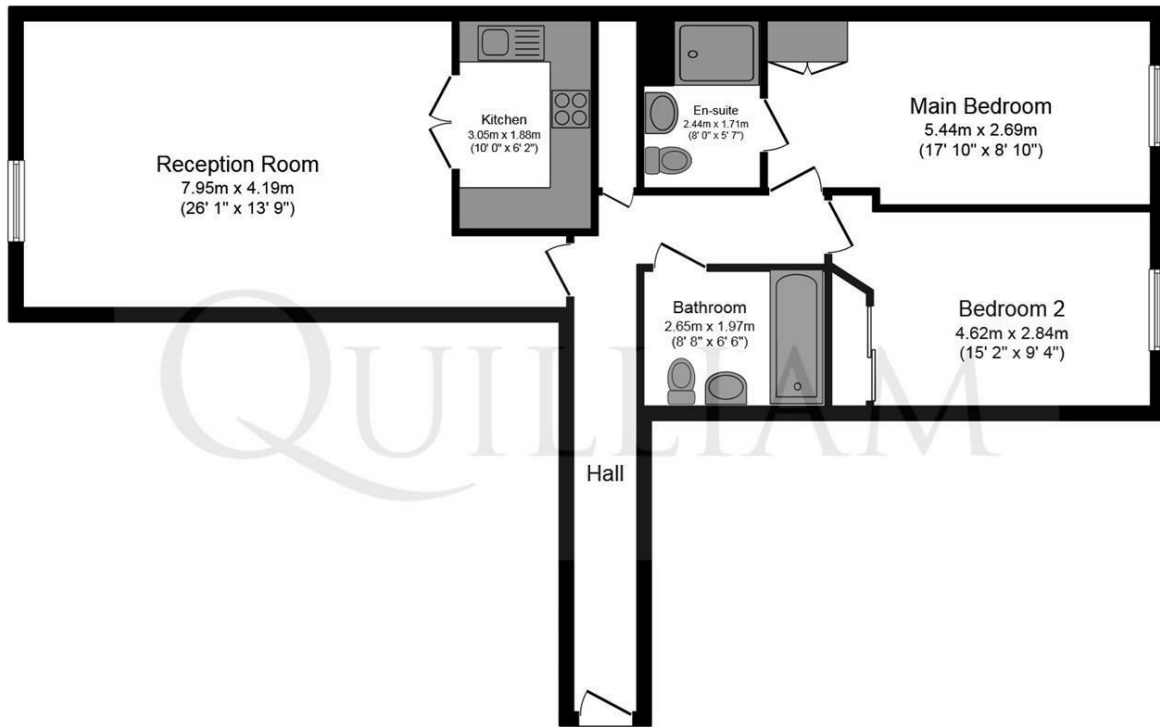
Offered to the market on a 12 months Assured Shorthold Tenancy

5 weeks dilapidations deposit

Council London Borough of Hounslow

Council tax band E





First Floor

Floor area 85.3 sq.m. (919 sq.ft.) approx

Total floor area 82.94 sq.m. (892 sq.ft.) approx

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

Powered by Focalagent.com



| 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 | | |
| | 83 | 87 |
| 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 | | |
| | | |
| England & Wales | 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