

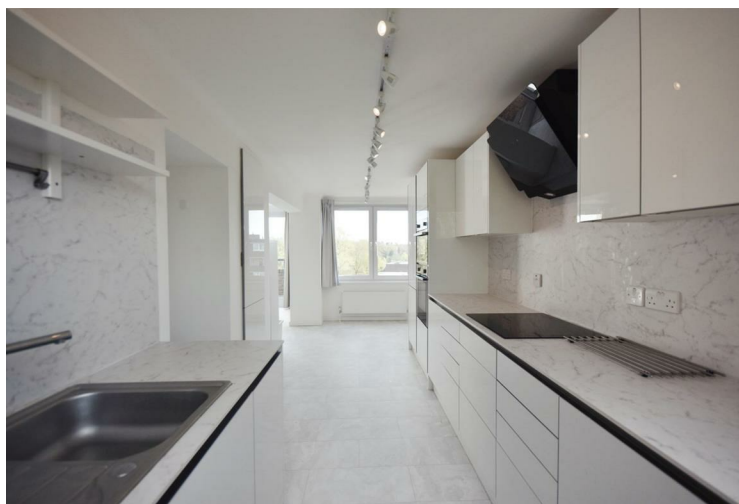


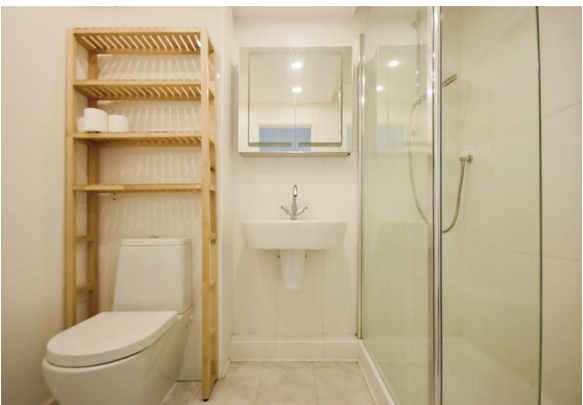
QUILLIAM

Justin Close
Brentford

- Brentford Dock Marina
- Entrance Hall
- Reception Room
- Fitted Kitchen
- Dining Area
- Three Bedrooms
- Modern Shower Room
- Stunning Waterside Gardens
- Includes Hot Water and Heating
- Unfurnished

£2,500 PCM





Property Description

We are delighted to offer this spacious and luxurious three bedroom apartment at Brentford Dock waterside development.

Arranged over two floors the accommodation includes an entrance hall with stairs leading to the main floor landing with all rooms off. The light and bright reception room has full width sliding doors leading to a private balcony with stunning water views. The kitchen opens to a dining area which is also open to the reception room. There are two double bedrooms and a single bedroom, all with picture windows and two with built-in wardrobes.

The property includes heating and hot water and comes unfurnished. Located in the popular Brentford Dock complex which is only a few minutes' walk to Brentford High Street which is currently undergoing a massive redevelopment which will redefine Brentford with shops, bars and restaurants, boutique cinema and supermarket all leading down to the water's edge.

The High Street offers plenty of bus routes and Brentford Mainline Station is a short walk with trains to

Brentford Dock is a vibrant community and unique place to live. Mature and well-maintained communal grounds lead to The Rivers Thames and Brent and The Grand Union Canal. There is a residents' picnic/barbecue area and the boat marina offers leisure moorings to rent (subject to availability).

Entrance hall

Reception Room

17'0" x 9'11"

Kitchen

20'10" x 7'1"

Dining Area

Bedroom One

11'11" x 10'1"

Bedroom Two

13'6" x 8'7"

Bedroom Three

11'5" x 6'9"

Shower Room

10'1" x 5'1"

Additional Information

Council Tax Band E

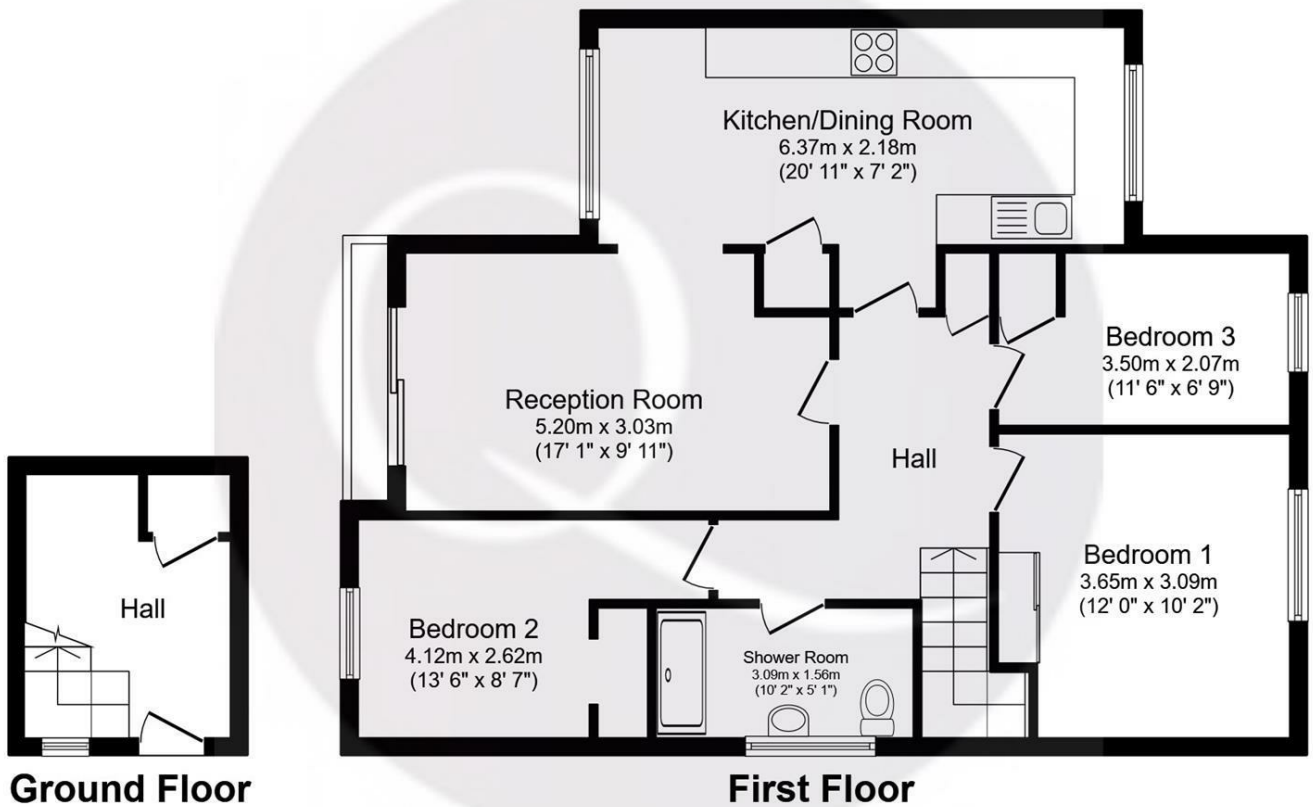
London Borough of Hounslow

Dilapidations Deposit equivalent to five weeks rent £ 2880

Rent Per calendar month £2500

Minimum term 12 months contract





Total floor area 88.2 sq.m. (949 sq.ft.) approx

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



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		66	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			

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