



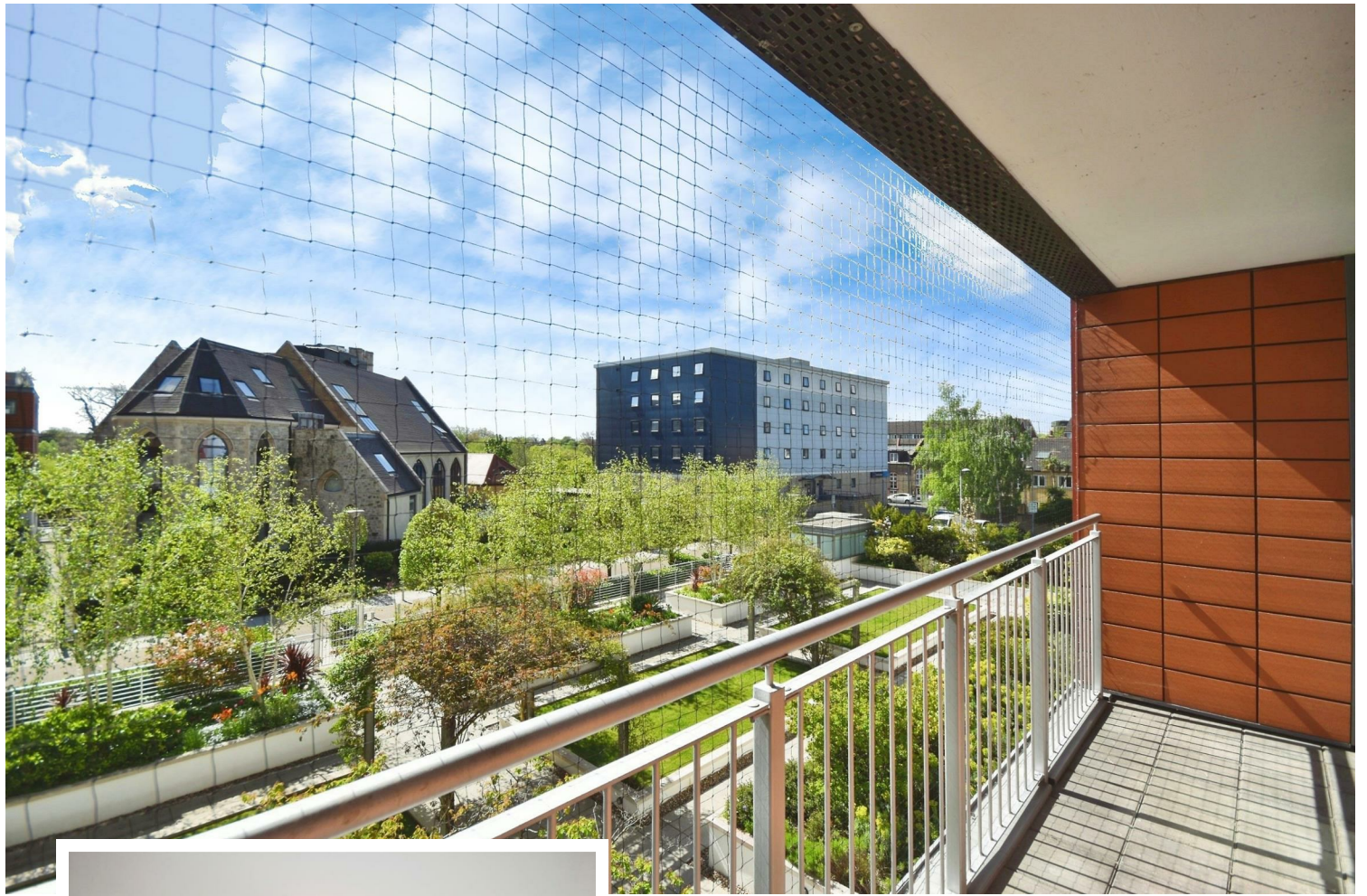
QUILLIAM

Holland Gardens Brentford

- Three Double Bedrooms
- Open plan Reception Room
- Fitted Kitchen
- Spacious bathroom
- Ensuite Shower Room
- Second Floor with Lift Access
- Three Balconies
- 24 Hour Concierge
- Residents Gym, Spa and Gardens
- Parking

Guide Price £695,000





Property Description

Quilliam are delighted to offer this second floor (with lift access) three double bedroom apartment at the desirable Holland Gardens development.

This spacious, light and airy accommodation offers an entrance hall with ample storage leading through to a large reception room with doors onto a private balcony offering views of the communal gardens towards the River Thames. The fitted kitchen is stylish and offers an abundance of natural light with an additional private balcony.

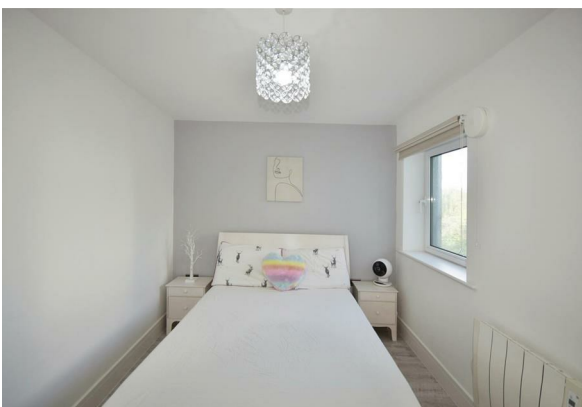
There are three double bedrooms, all with fitted wardrobes. Bedroom one has an en-suite shower room.

The development is very popular especially for its on-site gymnasium and spa which includes a hot tub, steam room, sauna and changing rooms. There is a 24-hour concierge service and well kept communal gardens.

Kew Bridge Main Line Station is a short walk offering services to London Waterloo. Local bus services offer a variety of further connections including the Elizabeth Line.

Other attractions within walking distance include the new Brentford football and rugby stadium, the Musical Museum, the London Museum of Water and Steam and lovely riverside walks connecting to bars and restaurants.

Brentford High Street is a short distance where the South Side is currently being redeveloped to include a new town centre with shops, bars and restaurants, boutique cinema and lots more.



Entrance Hall

Reception Room

20'9" x 16'6"

Bedroom One

14'2" x 12'1"

Bedroom Two

13'5" x 8'4"

Bedroom Three

10'11" x 9'0"

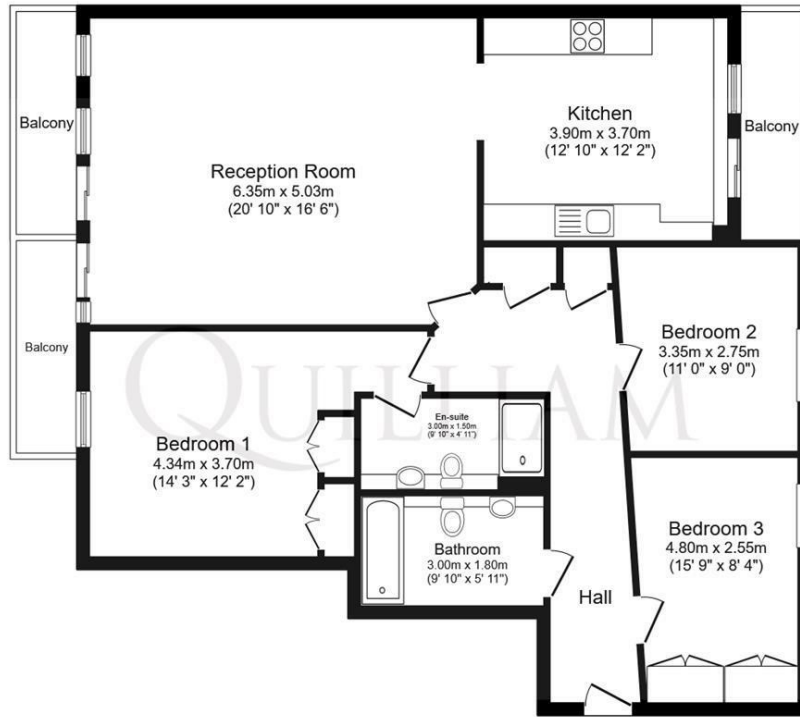
Bathroom

Ensuite Shower Room

Kitchen

12'1" x 10'9"





Floor Plan

Floor area 122.5 m² (1,318 sq.ft.)

TOTAL: 122.5 m² (1,318 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		83	87
		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