

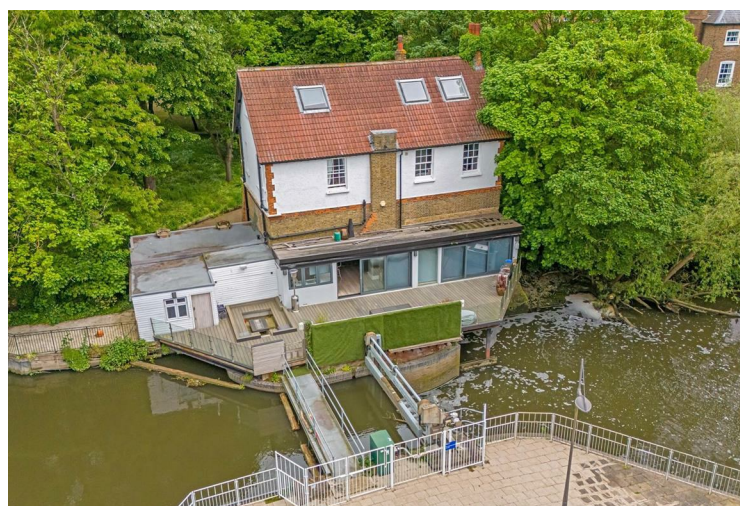


# QUILLIAM

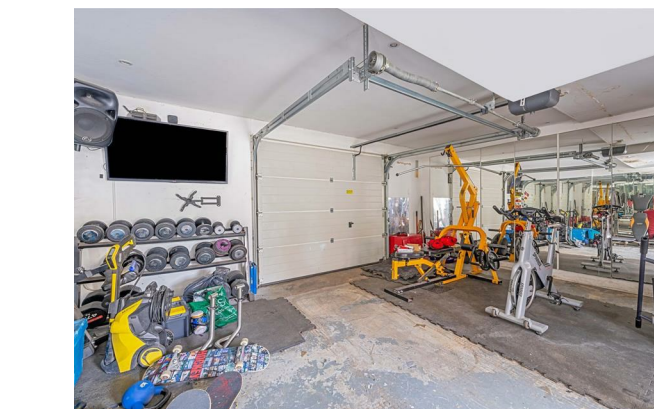
The Butts  
Brentford

- The Boatmens Institute
- Over Three Floors
- Large Reception Room
- Dining Area
- Fitted Kitchen
- Five Bedrooms
- Cloaks and Two Bathrooms
- Waterside Garden
- Parking and Garage
- Arts and Crafts Period House

**£2,200,000**  
**Asking Price**







## Property Description

We are proud to present this iconic Arts and Crafts five bedroom waterside property for sale. Arranged over three floors and wonderfully located in the historic Butts conservation area, the property offers a wealth of original features and an interesting history of canal and river life in Brentford.

The Boatmen's Institute, designed by architect Noel Parr, was built in 1904 for The London City Mission to provide basic education and religious instruction to the children of the boatmen who worked on the canal boats. The rooms above were used as a maternity home for boatmen's wives until the National Health Service was set up.

Now converted to a private house the original school rooms provide a spacious and unusual reception room spanning the width of the property with the original sliding doors, fireplaces, unusual windows and high ceilings. In contrast the kitchen is clean and modern overlooking the canal. The entrance hall provides a ground floor cloakroom.

On the first floor are four of the five spacious bedrooms, one with an en-suite shower room. There is a beautiful, spacious family bathroom with large window and a laundry room.

On the second floor is the principal bedroom suite with bedroom, dressing area and good sized shower room.

Outside is a stunning decked waterside terrace.

To the front is ample parking for a number of cars with a grassed area leading onto the Butts.

The garage is currently used as a gym.



Reception Room / Kitchen / Dining  
33'9" x 22'3"

Bedroom One  
28'10" x 10'2"

Bedroom Two  
16'8" x 8'6"

En-suite Shower Room

Bedroom Three  
11'9" x 10'9"

Bedroom Four  
11'9" x 10'2"

Bedroom Five  
10'9" x 10'2"

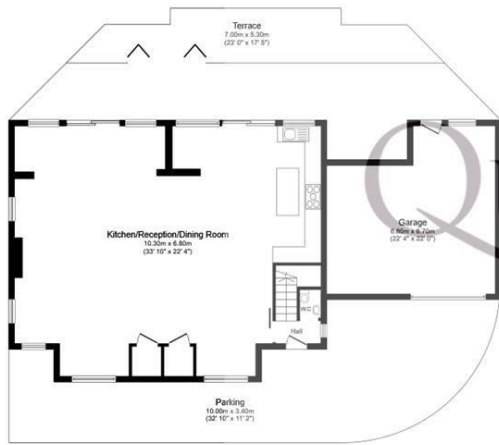
Bathroom  
9'10" x 8'3"

Waterside Terrace  
22'11" x 17'4"

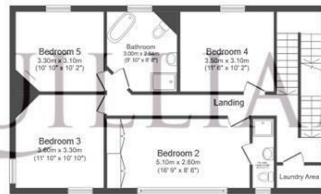
Garage Currently Used as a Gym  
22'3" x 21'11"

Parking





Floor area 262.2 m<sup>2</sup> (2,822 sq.ft.)



Floor area 75.5 m<sup>2</sup> (812 sq.ft.)



Floor area 35.0 m<sup>2</sup> (377 sq.ft.)

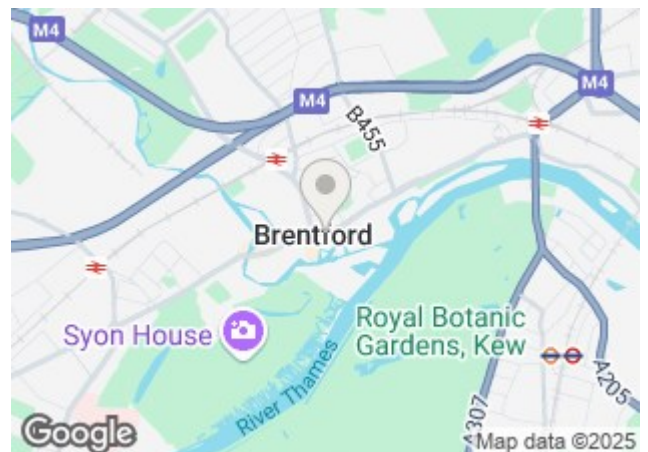


TOTAL: 374.9 m<sup>2</sup> (4,035 sq.ft.)

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

## Property Information

Tenure Freehold  
Service Charge  
Ground Rent  
Council Tax Band H  
London Borough of Hounslow



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		
	58	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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