

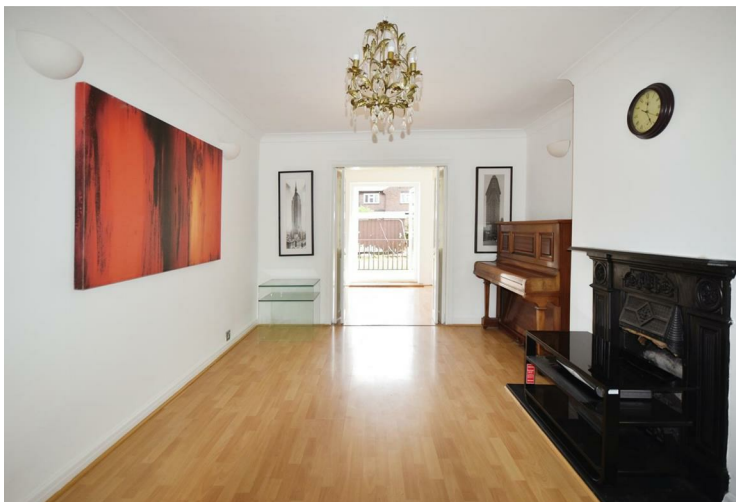


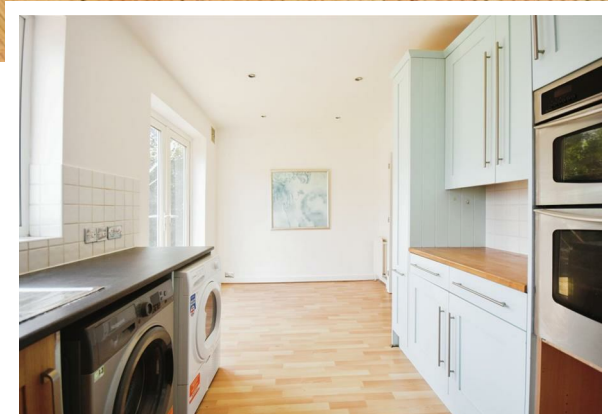
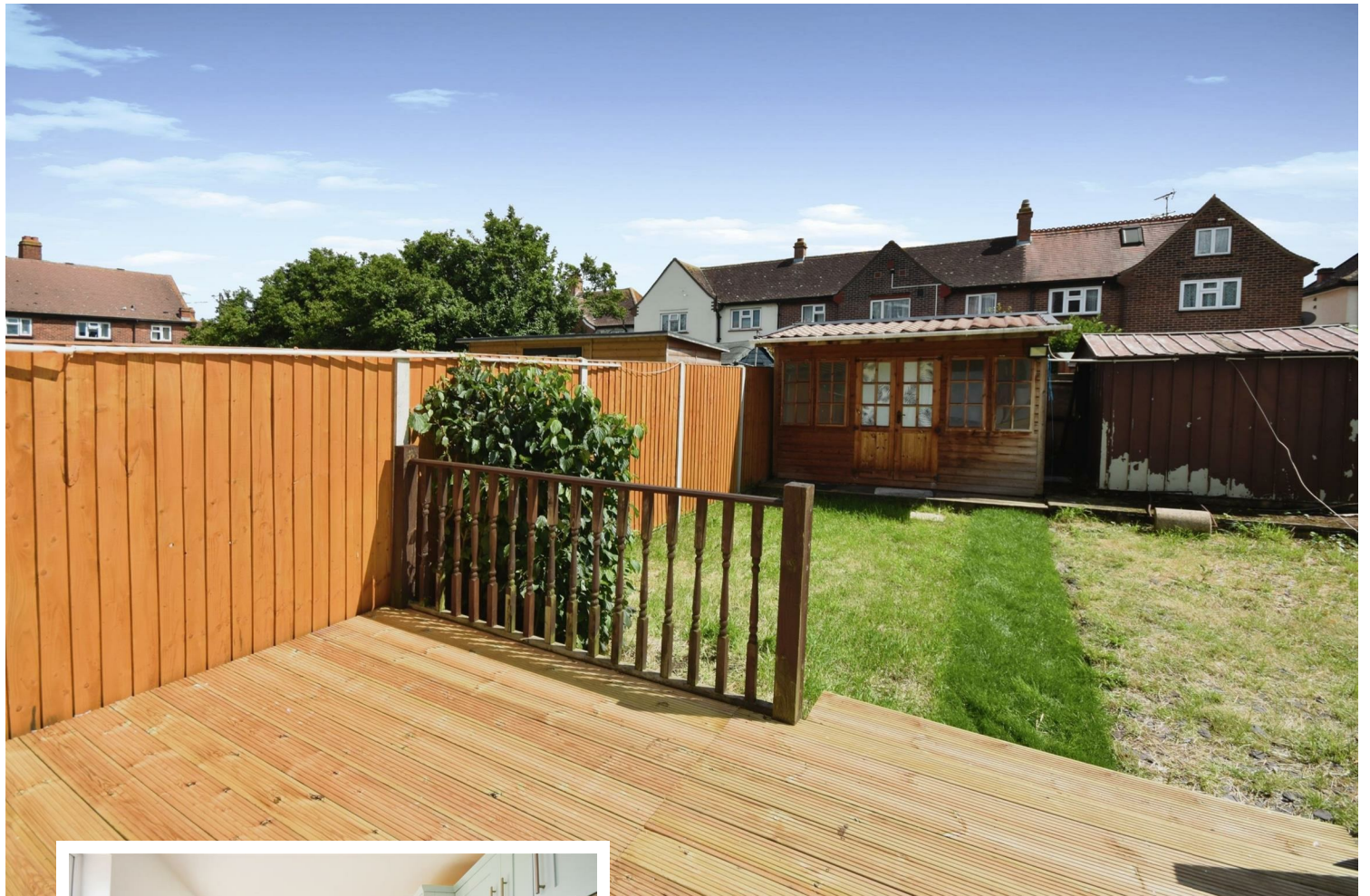
# QUILLIAM

Birch Close  
Brentford

- Three Bedroom House
- Two Reception Rooms
- Fitted Kitchen
- Modern Bathroom
- Front and Rear Gardens
- Driveway Parking for Two Cars
- Close to Station
- Available Unfurnished
- Available Early September
- Call for More Information

**£2,400 PCM**





## Property Description

Nestled in proximity to the convenience of Syon Lane Station, this generously sized three-bedroom house boasts two inviting reception rooms, exuding a contemporary charm following recent updates that include new carpets and a fresh redecoration throughout. The property benefits from a rear garden, while the front garden comprehends a driveway with ample space to accommodate two cars. This residence is thoughtfully presented unfurnished, offering you the ideal canvas to personalize and transform into your dream home.

**Transportation:** Syon Lane (main line) station just moments away. This provides convenient access to central London and other destinations, making commuting and exploring the city a breeze.

**Green Spaces:** For those who enjoy spending time outdoors, there are several green spaces in the area. Syon Park, with its beautiful gardens and historic Syon House, offers a serene environment for walks, picnics, and leisure activities. Additionally, nearby Osterley Park and Richmond Park provide expansive green areas, perfect for nature enthusiasts and outdoor enthusiasts.

**Educational Institutions:** Families with children will appreciate the presence of educational institutions in the area. Local schools and colleges offer a range of educational opportunities, ensuring quality education is easily accessible.

**Healthcare Facilities:** West Middlesex University Hospital Isleworth is reachable with a short 11 minutes walk.

## RECEPTION ROOM

**STUDY**

**KITCHEN/DINER**

**BEDROOM ONE**

**BEDROOM TWO**

**BEDROOM THREE**

**REAR GARDEN**

with side access, partly laid to lawn with decking area and separate rear access.

**DRIVEWAY PARKING**

to the front with parking for two cars.

**Additional Information**

Offered to the market on a minimum 12 months Assured Shorthold Tenancy.

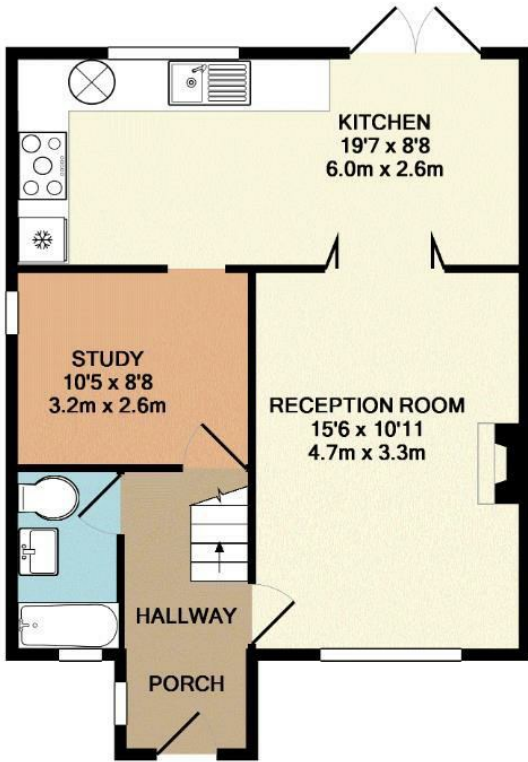
Rent £2,400 per calendar month

5 weeks Dilapidations Deposit £2,769

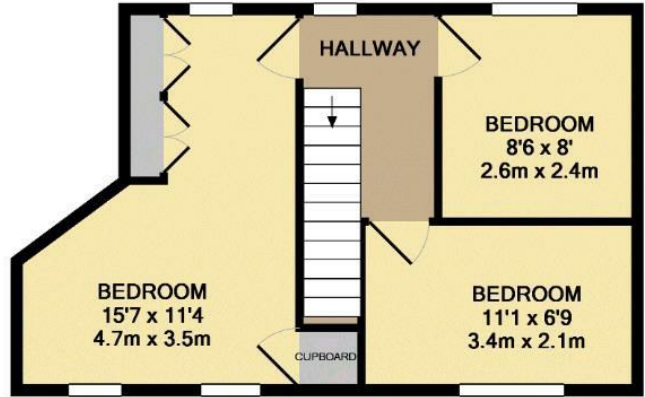
Council London Borough of Hounslow

Council tax band D





GROUND FLOOR  
APPROX. FLOOR  
AREA 519 SQ.FT.  
(48.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 344 SQ.FT.  
(32.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 863 SQ.FT. (80.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>87</b>
	<b>64</b>	
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>85</b>
	<b>59</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# QUILLIAM

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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