



QUILLIAM

Western House
Brentford

- Modern Apartment
- Private Sun Terrace
- Reception Room
- Well Appointed Kitchen
- Bedroom with Wardrobes
- Good Shower Room
- Private Rear Access
- Parking (CPZ)
- Available 1 July
- Unfurnished

£1,550 PCM

PCM





Property Description

A recently built and well-presented unfurnished one double bedroom flat arranged over two floors.

The property is accessed from the front main communal door or a door directly into the property at the rear where there is a small courtyard.

The accommodation offers an open plan reception room and nicely appointed kitchen, a double bedroom with built in wardrobe and a modern shower room.

The first floor where the bedroom is has doors leading onto a private southerly facing terrace with a glimpse of the Grand Union Canal.

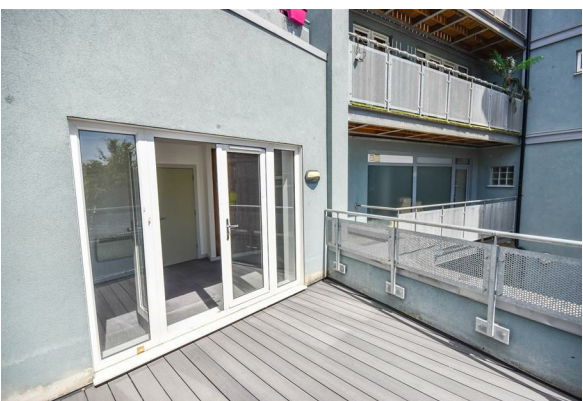
Parking would be available in Brent Lea with a permit obtained through the London Borough of Hounslow CPZ.

Well located for Brentford High Street which is currently undergoing a massive redevelopment to provide a new town centre with lanes leading down to the waterfront.

Brentford Train Station with connections to London Waterloo is 0.6mile and buses along the High Street offer various destinations.

Across the road is a tow path along the Grand Union Canal offering lovely waterside walks and a new bridge (to open soon) which will offer access to Brentford Station.

Available 1 July or possibly sooner.



Reception Room

With door to the private rear access

Kitchen

Shower Room

Bedroom

6'8" x 18'8"

With fitted wardrobe and doors to the private terrace.

Sun Terrace

South Facing. Private.

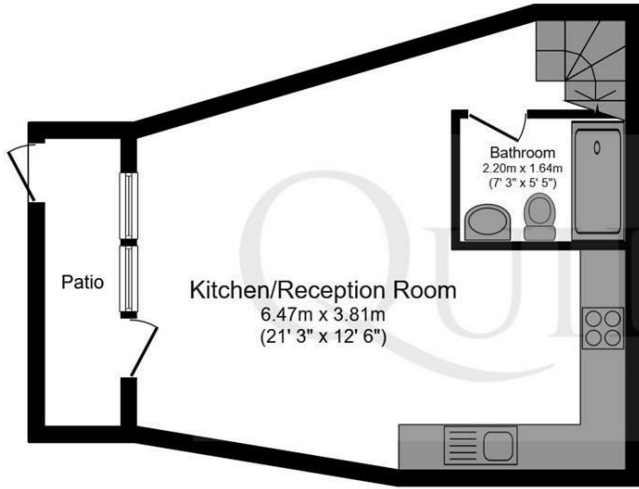
Parking

By tenant application to The London Borough of Hounslow for a parking permit in the Brent Lea Controlled Parking Zone.

Material Information

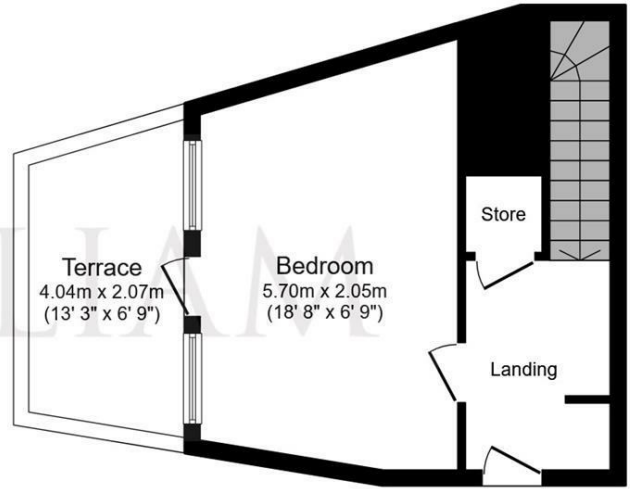
Offered to the market on an Assured Shorthold Tenancy.
Council Tax Band C.
Dilapidation's deposit will be equivalent of five weeks rent.





Ground Floor

Floor area 38.0 sq.m. (409 sq.ft.) approx



First Floor

Floor area 29.1 sq.m. (313 sq.ft.) approx

Total floor area 67.0 sq.m. (722 sq.ft.) approx

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

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Property Information



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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