



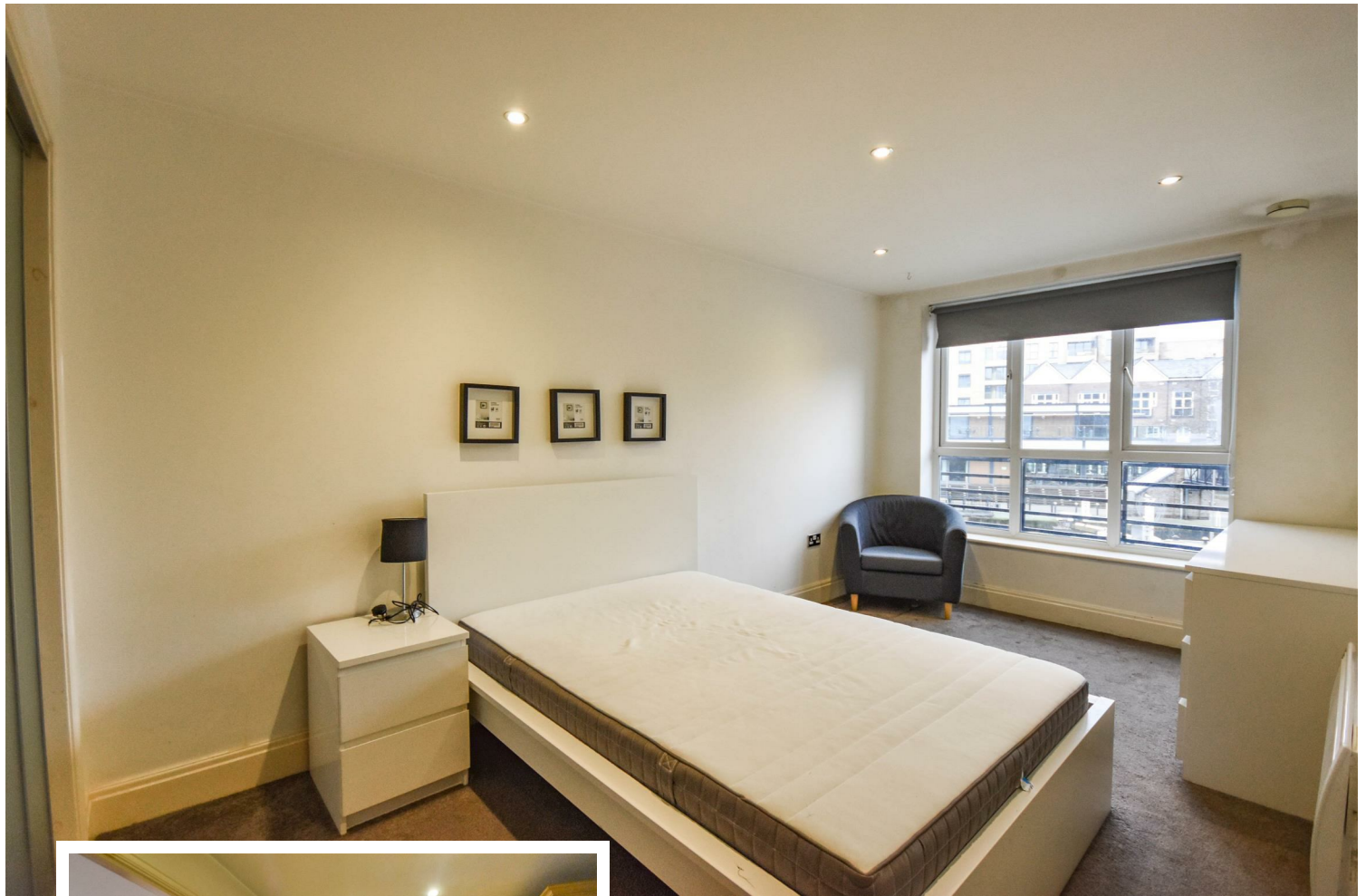
# QUILLIAM

Oakbark House  
Brentford

- Two Double Bedrooms
- Two Bathrooms
- Spacious Reception Room
- Fitted Kitchen
- Underground Parking Space
- Water Views
- Private Balcony
- Available beginning November
- Furnished
- Brentford High Street

**£2,200 PCM**





## Property Description

Quilliam are pleased to present this lovely two double bedroom apartment with direct water views, conveniently located on the first floor of Brentford Lock, a popular modern waterside development well located just off Brentford High Street.

The property boasts a large, bright reception room with doors to a private balcony with water views, a separate modern fitted kitchen, two double bedrooms both with direct water views. There is an en-suite shower room to the main bedroom and a spacious main bathroom.

The property comes with a secure underground car parking space, concierge services and a residents' gym.

This property is conveniently located on a central piazza with a beauty salon, coffee shop, bar and restaurants with Brentford High Road beyond which is currently undergoing a massive regeneration to provide a new town centre leading down to the water's edge.

Local bus routes are close by and just a short walk from Brentford Main line station with connections to London Waterloo Station.

The A4 and M4 are easily accessible.

The property is available at the beginning of November and is furnished.

## ACCOMMODATION

Entrance Hall

Reception Room  
17'0" x 10'5"

Balcony

Kitchen  
10'5" x 6'6"

Bedroom One  
16'0" x 8'2"

En Suite Shower Room  
8'2" x 5'2"

Bedroom Two  
12'9" x 8'10"

Bathroom  
7'6" x 5'6"

Underground Parking Space

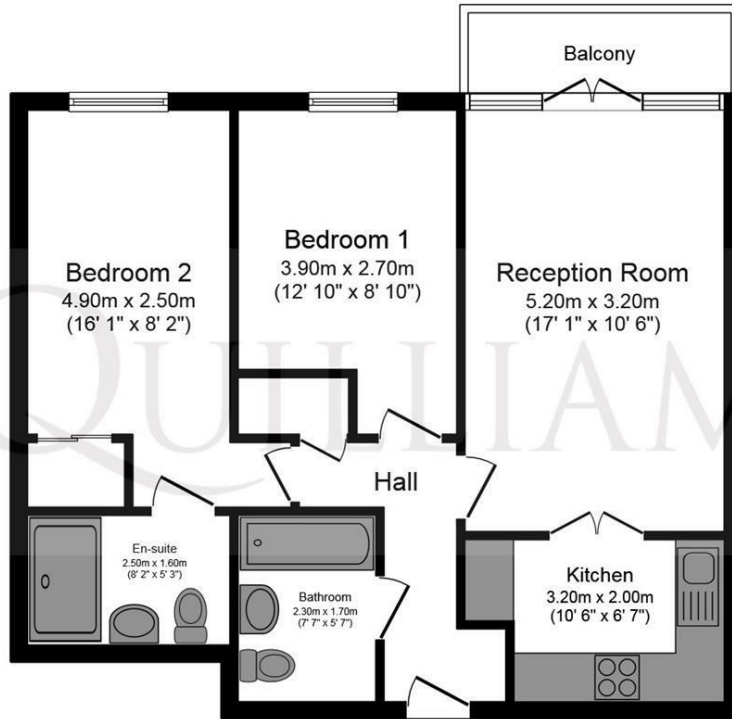
### Material information

Council Tax: Band E (London Borough of Hounslow)

Dilapidation Deposit: Will be the equivalent of five weeks deposit

To be let on an Assured Shorthold Tenancy





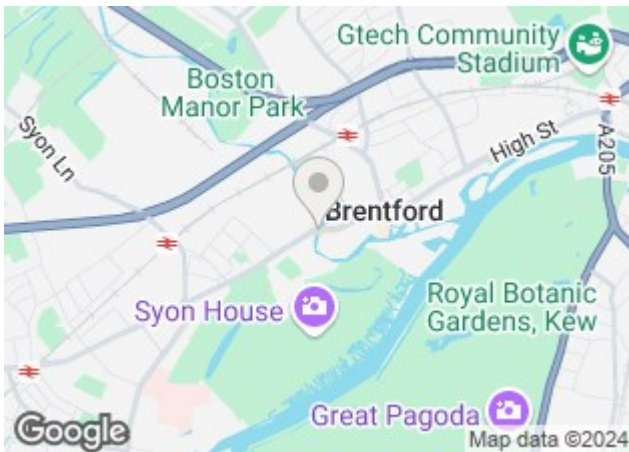
### Floor Plan

Floor area 60.9 sq.m. (656 sq.ft.) approx

Total floor area 60.9 sq.m. (656 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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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>England &amp; Wales</b>	81	86
	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>England &amp; Wales</b>	76	77
	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