



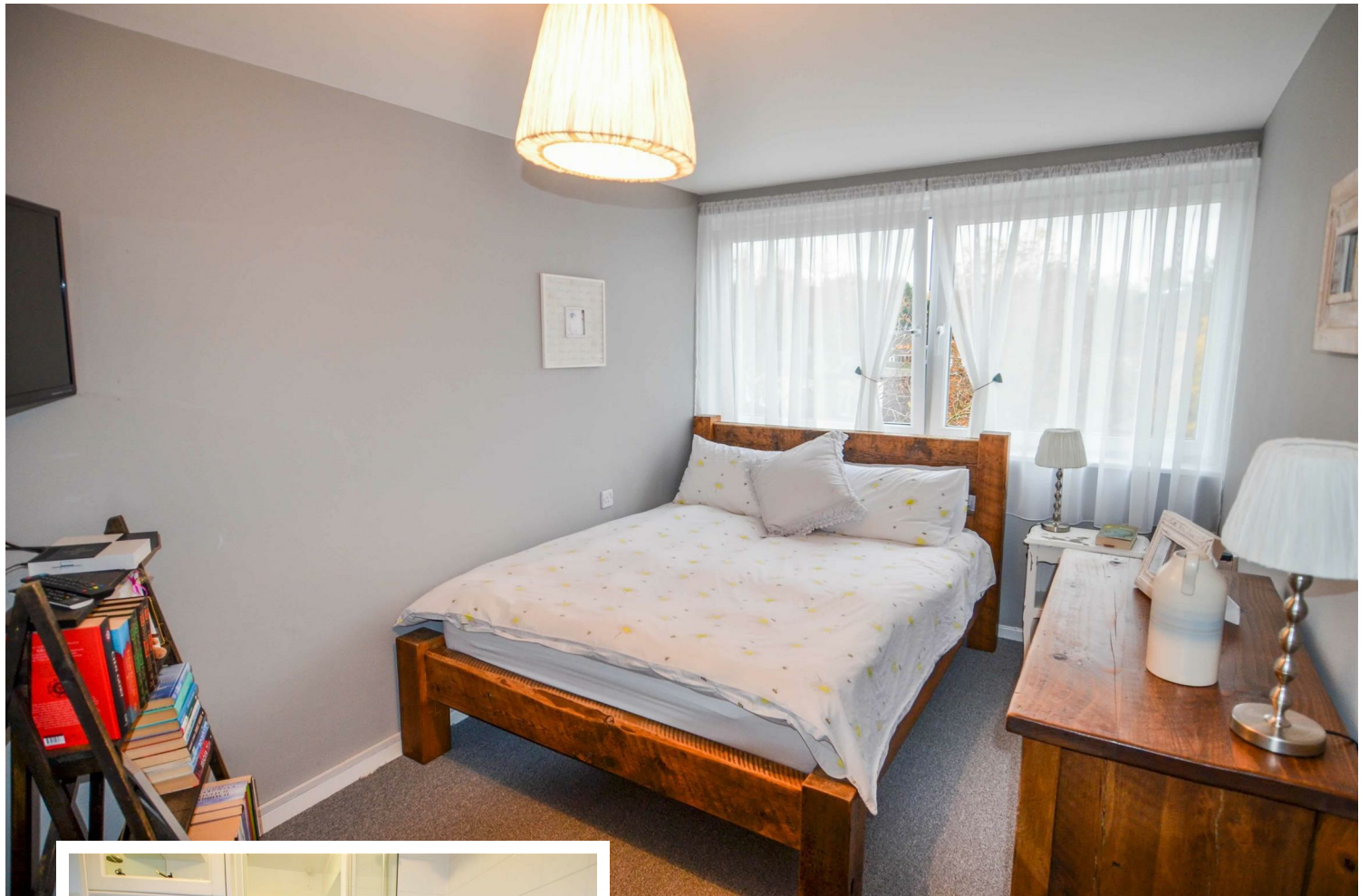
QUILLIAM

Romulus Court
Brentford Dock

- One Double Bedroom
- Reception Room
- Spacious Kitchen
- Dining Area
- Good White Bathroom
- Hall with Storage
- Includes Hot Water and Heating
- Communal Waterside Grounds
- Lift Service
- Close to High Street

£1,650 PCM





Property Description

Located in a corner position at Brentford Dock this delightful 3rd floor (with lift service) one double bedroom property has the advantage of a larger than average kitchen with ample space for dining and an open plan reception room.

Brentford Dock is a popular marina development located on the banks of the Grand Union Canal and River Thames and which has the benefit of a convenience store and 24hr security.

The well tended communal grounds open out onto the Grand Union Canal and River Thames with the advantage of a residents picnic area and boat marina where leisure moorings may be rented out separately, subject to availability.

The accommodation includes an entrance hall with storage, a large open plan kitchen with dining area and open onto the reception. The double bedroom has picture windows and there is a nicely appointed white bathroom.

The rental price also includes hot water and heating.

Close to the High Street which is currently undergoing a massive regeneration to include a new town centre leading down to the water's edge.

The property has easy access to Brentford Mainline Station and local bus routes offering a variety of destinations and connections.

The property is available unfurnished from the 5 October 2024.



ACCOMMODATION

Entrance Hall

Reception Room

16'0" x 10'9"

Kitchen

12'1" x 11'1"

Bedroom

16'8" x 8'6"

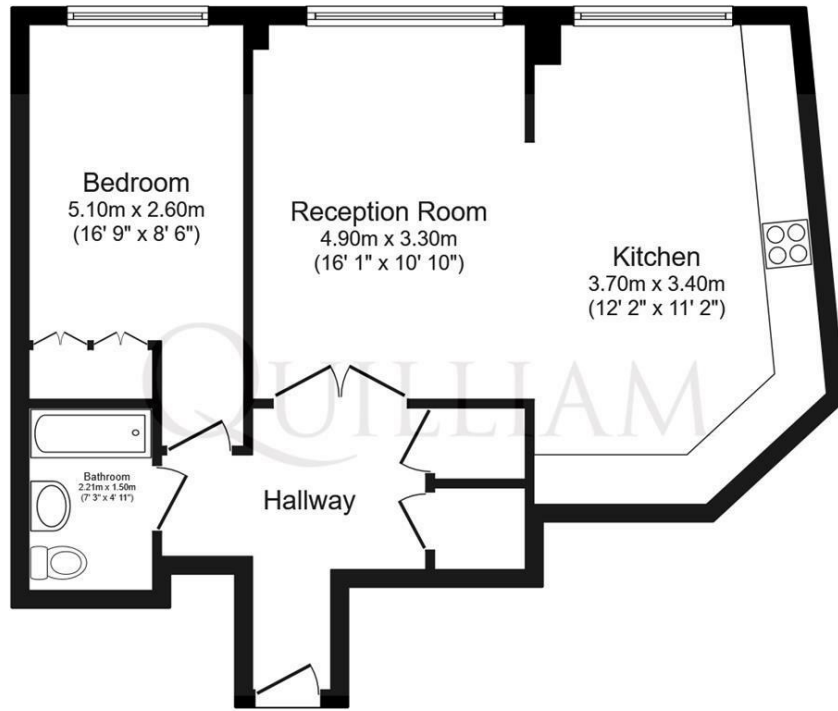
Bathroom

Material Information

Council tax : Band C (London Borough of Hounslow)

Dilapidation Deposit equivalent of five weeks rent

To be let on an Assured Shorthold Tenancy minimum 1 year



Floor Plan
Floor area 60.3 sq.m. (649 sq.ft.)

TOTAL: 60.3 sq.m. (649 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	EU Directive 2002/91/EC	76	82

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	78	85

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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