

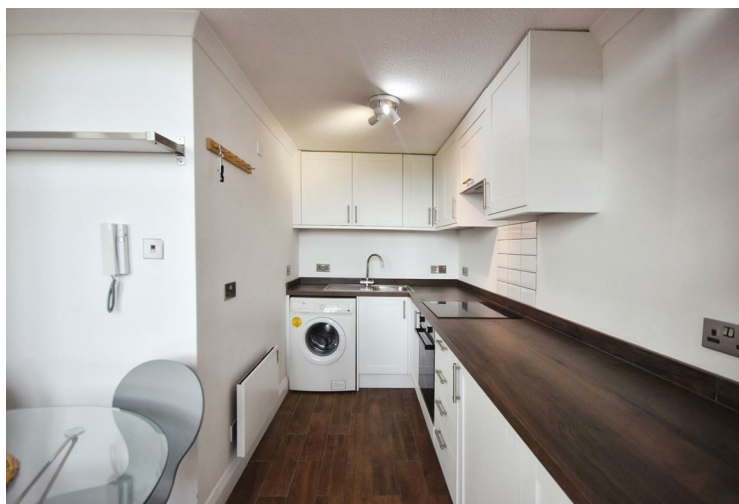


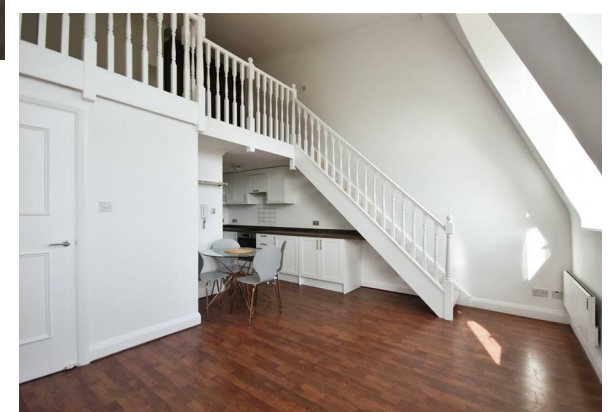
# QUILLIAM

Brook Road South  
Brentford

- Galleried Apartment
- Mezzanine Double Bedroom
- Entrance Hall
- Reception Room
- Newly Fitted Kitchen
- Bathroom
- Private Residents Parking
- Communal Rear Gardens
- Unfurnished
- Available Immediately

**£1,800 PCM**





## Property Description

We are delighted to present this exceptional one-bedroom partly furnished mezzanine galleried apartment available to let immediately.

The heart of this flat is the open-plan reception room, which benefits from abundant natural light through newly fitted cathedral style twin windows. The whole apartment (apart from the internal bathroom) benefits from having wooden laminate flooring which adds a touch of warmth and sophistication to the overall relaxing ambiance of the apartment.



The property features a beautiful newly fitted white kitchen, also designed in an open-plan style with stairs leading from the reception room to an open-plan mezzanine galleried double bedroom. This captivating and unusual floor area offers a distinct charm to the whole apartment and seeks to make the maximum use of the distinctive floor ceiling height found within the apartment.

An internal bathroom completes the property, which, like the rest of the flat, has been tastefully designed to offer comfort and functionality.

Located within easy access to Brentford Mainline Railway Station which offers a convenient and direct link to London Waterloo (approximately 30 minutes). The apartment is also a short walk from Brentford High Street whose South Side is currently undergoing a massive regeneration (Brentford Project) to include Supermarkets (Morrisons and Lidl), shops, bars, celebrity restaurants (Rottura and Sams) as-well as a Gail's Bakery and a boutique Everyman cinema with pedestrian access leading to the Grand Union Canal and Marina.

The unusual blend of open-plan living, together with high quality fixtures and fittings present, and a highly desirable location with off street restricted private resident's car parking makes this apartment a standout rental not to be missed in today's busy and frenetic Brentford Rental Market.





## ACCOMMODATION

Entrance Hall

Reception Room

15'4" x 14'5"

Kitchen

5'9" x 3'0"

Bathroom

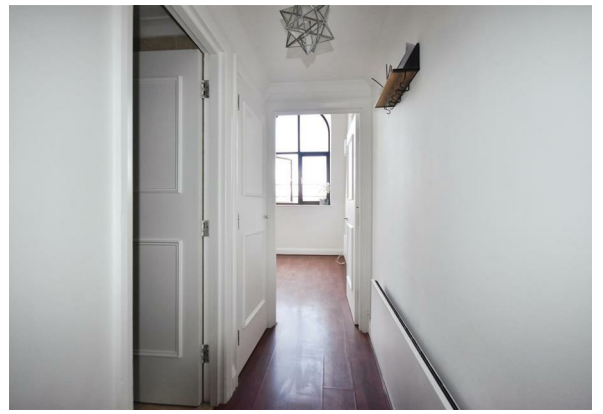
6'1" x 5'7"

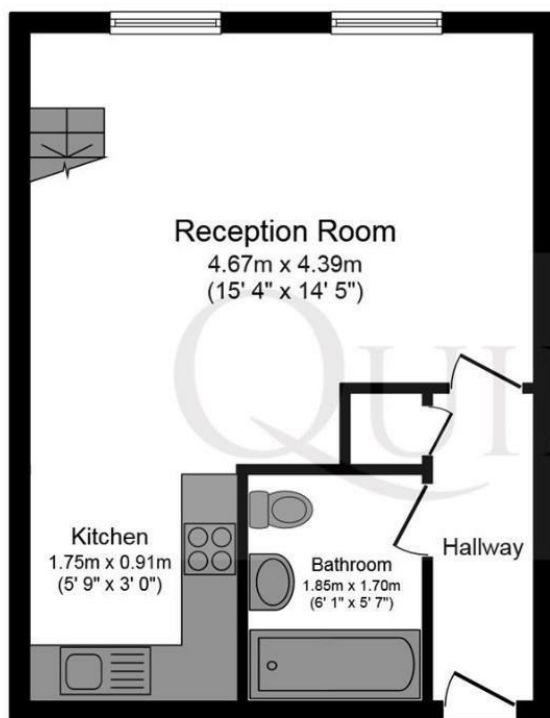
Mezzanine Bedroom

15'4" x 10'2"

Resident's Private Parking

Communal Rear Gardens





### Ground Floor

Floor area 38.7 sq.m. (416 sq.ft.) approx



### Mezzanine

Floor area 14.6 sq.m. (157 sq.ft.) approx

Total floor area 53.3 sq.m. (573 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

The property will be let on an Assured Shorthold Tenancy Agreement

The Dilapidations Deposit will be equal to five weeks rent

Private Resident's off street car Parking

Council Tax Band C London Borough of Hounslow

Access to fire escape via mezzanine bedroom



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

206 High Street  
Brentford  
TW8 8AH

020 8847 4737  
info@quilliam.co.uk  
<https://www.quilliam.co.uk>

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