



QUILLIAM

Lateward Road
Brentford

- Top Floor Flat
- Victorian Conversion
- Bright Reception Room
- Modern Fitted Kitchen
- Double Bedroom
- Tiled Shower Room
- Overlooking St Paul's Park
- Close to Amenities
- Available Immediately
- Unfurnished

£1,650 PCM





Property Description

Presenting a spacious first-floor one bedroom conversion flat of a Victorian terraced house located opposite St Paul's Park and just a short walk from Brentford High Street.

The property boasts a light and bright reception room with a feature fireplace and twin windows with shutters and views over St Paul's Park.

The kitchen enjoys an abundance of natural light and has a small breakfast bar.

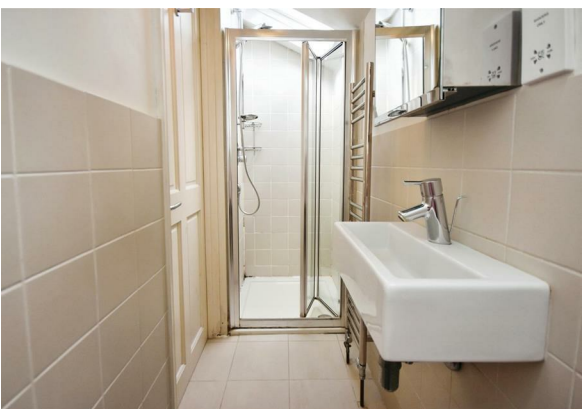
The double bedroom is located to the rear and has a feature fireplace and shutters and there is a shower room.

The property is carpeted throughout and has a tiled bathroom, gas central heating and a gas hob.

Nearby Brentford High Street is currently undergoing a massive regeneration to provide a new town centre with a new supermarket, shops, bars and restaurants as well as a boutique cinema all leading down to the water's edge,

Local transport links are excellent with Brentford Mainline Station and local bus routes easily accessible.

Available unfurnished for immediate occupancy.



ACCOMMODATION

Stairs to:

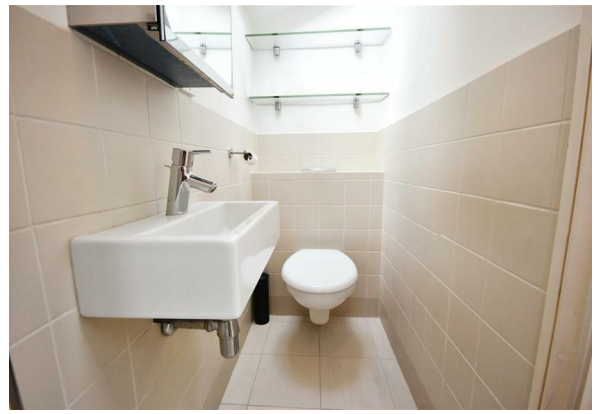
Landing

Reception Room

Kitchen

Bedroom

Shower Room





1ST FLOOR
APPROX. FLOOR
AREA 405 SQ.FT.
(37.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 443 SQ.FT. (41.2 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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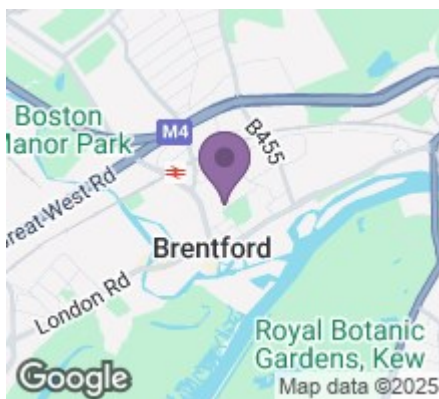
Property Information

Council Tax Band B

London Borough of Hounslow

Tenancy Length minimum 12 months on an Assured Shorthold Tenancy

Dilapidations Deposit will be equivalent to five weeks' rent



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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