



# QUILLIAM

Halyards Court  
Brentford

- Direct Water Views
- Three Bedroom Apartment
- Modern Fitted Kitchen
- Spacious Living Area
- Family Bathroom and En-Suite

- Balcony
- Allocated Underground Parking
- Canal Side Walks
- Convenient for High Street
- New Bridge to Station

**£3,300 PCM**







## Property Description

Brentford Lock West: Revel in magnificent Grand Union Canal vistas from every room in this generously proportioned, luminous, and expansive first-floor apartment featuring three double bedrooms. The well-designed layout includes an open-plan kitchen and reception room, seamlessly connected to a private balcony through full height sliding doors. Additional advantages comprise a family bathroom, and en-suite shower room and the convenience of a secure allocated underground parking space. The apartment comes fully furnished and will be available from September 2025, all within the embrace of a charming communal courtyard.

Brentford Lock is situated on the waters edge, around a central piazza with a hair and beauty salon along with cafes, bars and restaurants.

A foot bridge over the River Brent gives access to the Grand Union Canal with it's lovely walks along the tow path.

The property is convenient for local bus routes and Brentford Main Line Station with connections to London Waterloo.

Local attractions include Syon Park, The Musical Museum, The London Museum of Water and Steam and Kew Gardens is just 1.9 miles away.



Entrance Hall

Reception / Kitchen Room

26'6" x 14'5"

Bedroom One

23'11" x 9'10"

Ensuite

Bedroom Two

10'9" x 8'10"

Bedroom Three

15'1" x 8'10"

Bathroom

Balcony

Underground Parking Space

Material Information

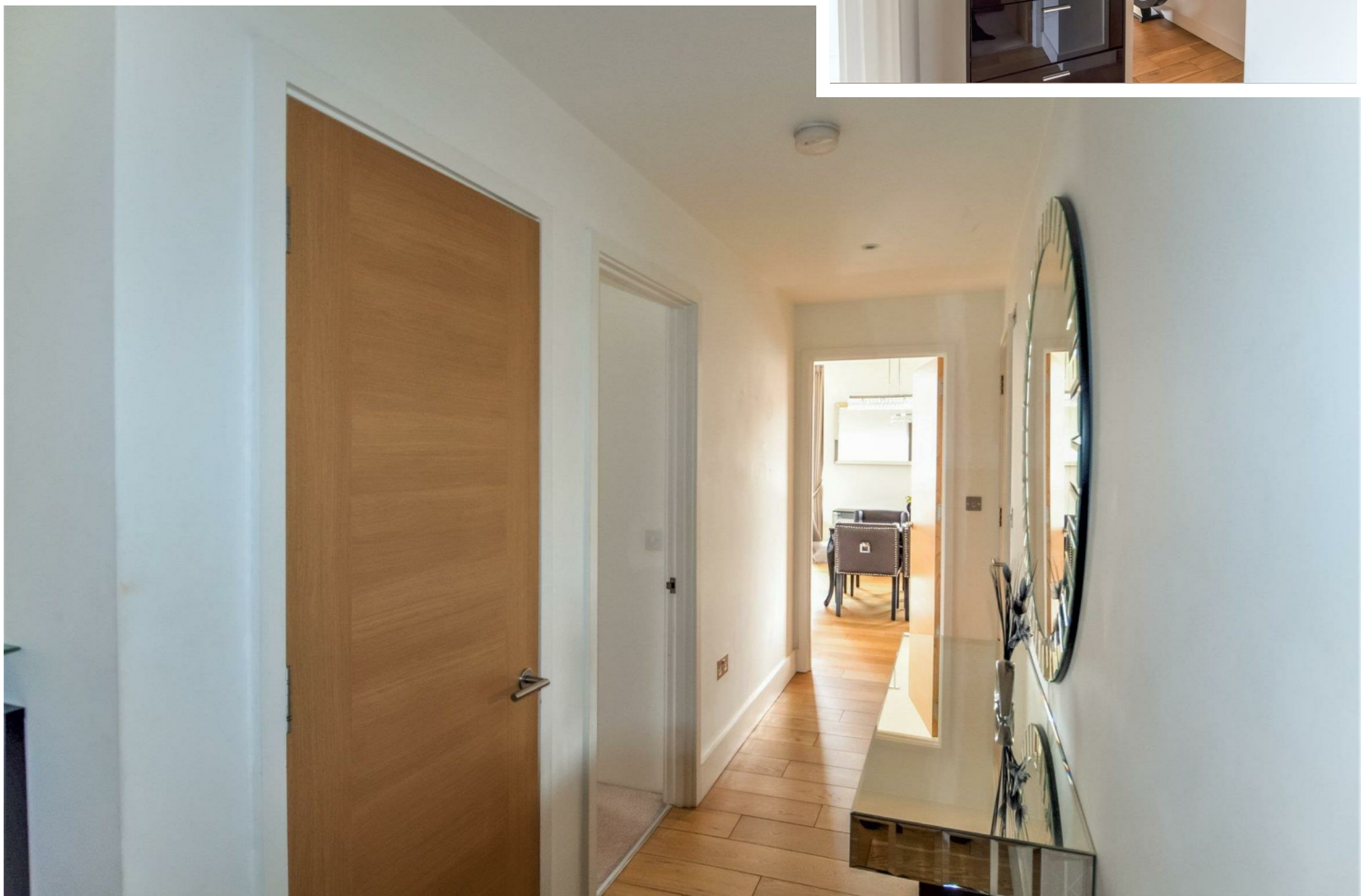
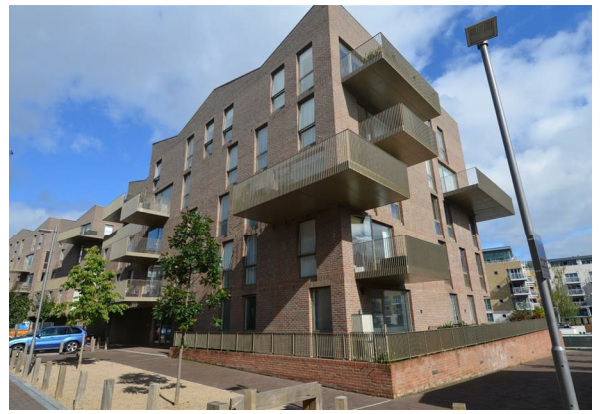
Council Tax Band F

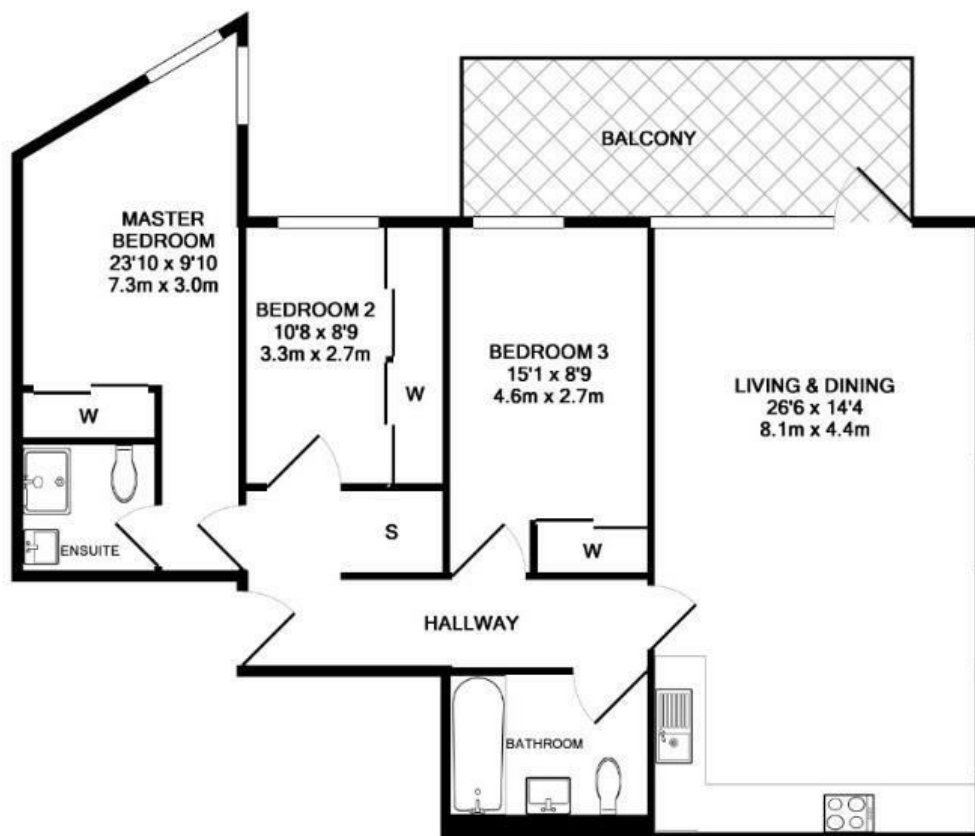
London Borough of Hounslow

Dilapidation Deposit Equivalent To Five Weeks Rent

Energy Performance Rating B

Tenancy minimum 12 months or longer





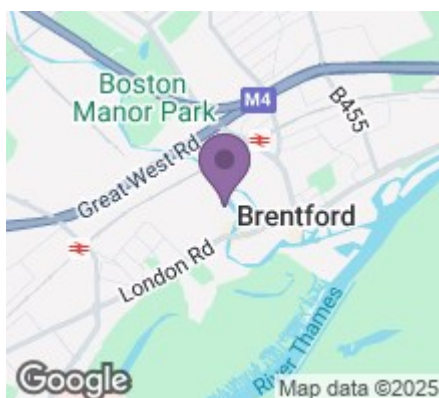
TOTAL APPROX. FLOOR AREA 1100 SQ.FT. (102.2 SQ.M.)



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 F  
London Borough of Hounslow  
Dilapidation Deposit Equivalent To Five Weeks Rent  
Energy Performance Rating B  
Tenancy minimum 12 months or longer



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	85
(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>	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