



# QUILLIAM

Hexham Gardens  
Isleworth

- Two Double Bedrooms
- Entrance Hall
- Reception Room
- Dining Room
- Kitchen
- First Floor
- Private Rear Garden
- Available Middle of October
- Part Furnished
- Close to Syon Lane Station

**£1,800 PCM**





## Property Description

Quilliam Property Services are delighted to present this spacious and well-appointed two double bedroom first-floor maisonette, ideally located just moments from Syon Lane Overground Station.

This beautifully presented home offers well-proportioned living throughout, perfect for professionals, couples, or small families seeking a comfortable and convenient lifestyle.

The property boasts a bright and airy reception room, complete with a charming feature fireplace, creating a warm and inviting space to relax or entertain guests. Adjacent to the lounge is a separate open-plan dining area, offering ample room for family meals or dinner parties.

The two generously sized double bedrooms provide plenty of space for storage and comfort, while the modern fitted kitchen is equipped with contemporary appliances and stylish finishes, ideal for those who love to cook. A well-maintained and tastefully finished bathroom completes the internal accommodation.

Additional benefits include gas central heating, double glazing, and a neutral décor throughout, allowing tenants to easily add their own personal touches.

Available from the middle of October, this property is offered furnished or unfurnished to suit your needs.

# Accommodation

Stairs to First Floor

Hall

Reception Room

15'5" x 11'5"

Kitchen

10'9" x 7'10"

Dining Room

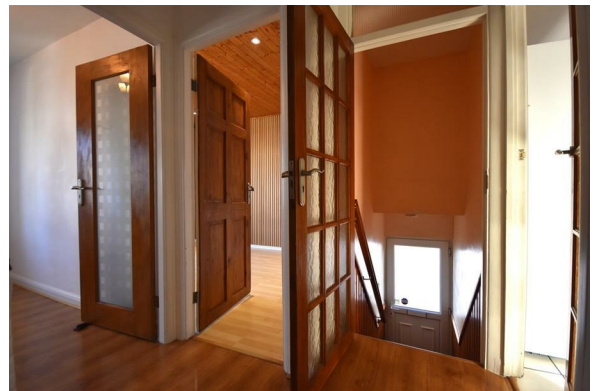
Bedroom One

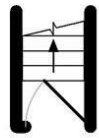
11'1" x 8'10"

Bedroom Two

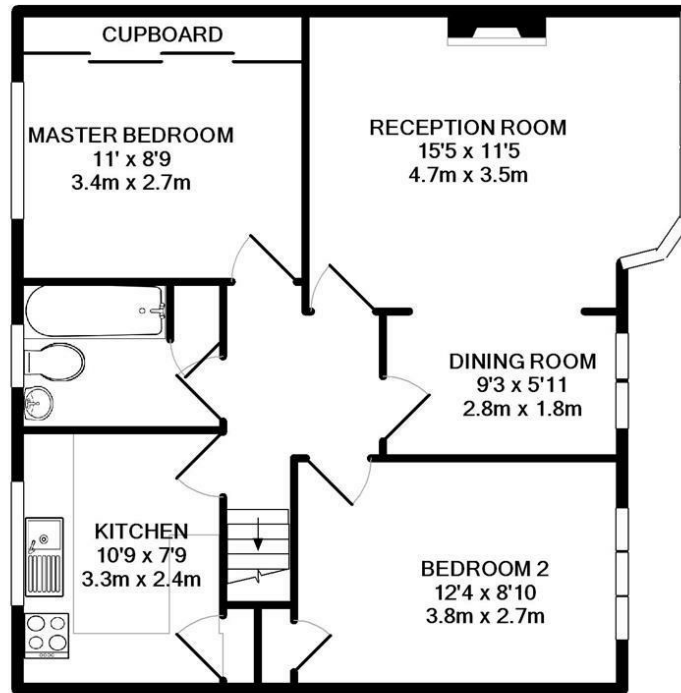
12'5" x 8'10"

Rear Garden





ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 14 SQ.FT.  
(1.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 673 SQ.FT.  
(62.5 SQ.M.)

HEXHAM GARDENS

TOTAL APPROX. FLOOR AREA 686 SQ.FT. (63.8 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

The property is to be let on an Assured Shorthold Tenancy.

Dilapidation's Deposit will be equivalent to five weeks rent.

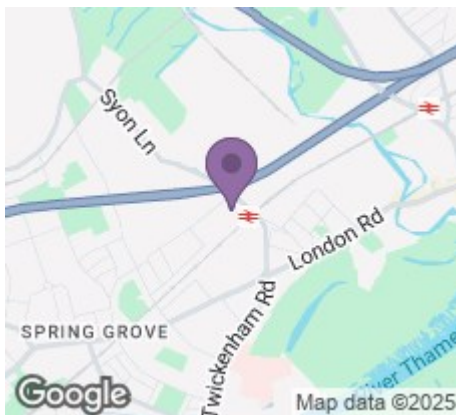
We have been informed by the Landlord of the following information:

London Borough of Hounslow Council Tax Band: C

Council Tax Payable for 2025/26 £1,854.06 per annum

The annual Council Tax charge has been supplied in good faith. It will likely be reviewed and changed by the Local Authority the following year and could be subject to an increase after the end of March.

Parking: On road with a permit through London Borough of Hounslow



| 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 |                         |           |
|                                             | 72                      | 78        |
| 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