



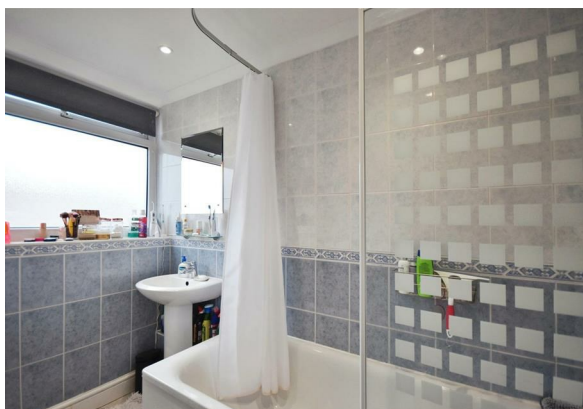
QUILLIAM

Brent Lea
Brentford

- First Floor Apartment
- Three Bedrooms
- Reception Room
- Kitchen
- Bathroom
- WC
- Ample Storage
- Communal Gardens
- Controlled Parking Zone Bays
- Close To Local Amenities

£395,000





Property Description

Quilliam is delighted to present this bright and spacious three double bedroom first floor flat set at the back of the popular Brent Lea development.

Just moments away from Brentford High Street and local amenities, this bright and airy apartment includes an entrance hall with storage leading to a spacious reception room with picture windows and a separate kitchen.

An inner hall has two double bedrooms, one single bedroom, a bathroom and separate WC.

The property benefits from generous internal storage.

The development has communal gardens and controlled parking zoned bays and backs onto Syon Park with pedestrian access to the side also giving access to a small community, dog walking park.

Other local attractions include stunning walks along The Grand Union Canal and The River Thames.

Brent Lea is just a short walk from Brentford High Street where the south side is currently undergoing a massive regeneration to include shops, bars, restaurants, boutique cinema with residential above.

Reception Room

16'11" x 13'5"

Kitchen

10'5" x 8'5"

Bedroom One

13'7" x 9'2"

Bedroom Two

11'8" x 11'3"

Bedroom Three

9'9" x 6'8"

Bathroom

8'3" x 4'5"

Additional Information

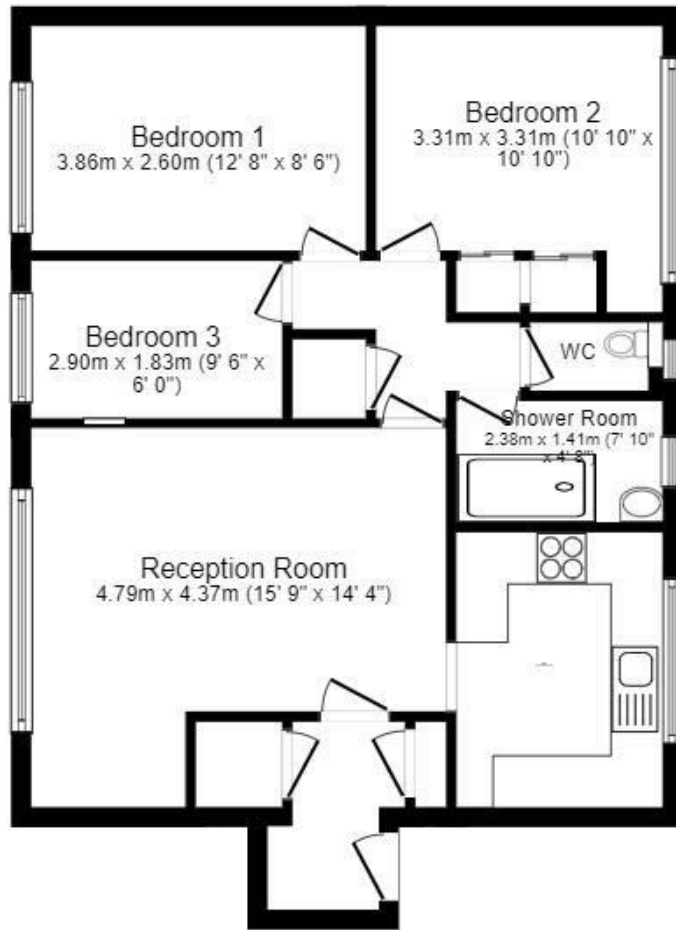
Tenure: Leasehold

Lease: 89 years

EPC: B

Council Tax Band: C, 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		
England & Wales	EU Directive 2002/91/EC	

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	

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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