



# QUILLIAM

Otho Court  
Brentford

- Double Bedroom
- Light and Airy
- Well Decorated
- Fitted Kitchen and Bathroom
- Unfurnished
- Viewing Recommended
- 24/7 Security
- Great Internal Storage
- Heating & Hot Water Included
- Available Immediately

**£1,650 PCM**





## Property Description

A well-presented one-bedroom flat with heating and hot-water bills included, set within the popular Brentford Dock Marina Development.

Internally, the flat is bright and welcoming, benefitting from excellent natural light throughout. Large windows in both the reception room and the bedroom enhance the sense of space and create a comfortable living environment. The kitchen is fully appliance-fitted and provides abundant countertop space, making it practical and well suited for everyday use.

Brentford Dock is a much sought after development, with beautiful, mature communal gardens with both River Thames and River Brent frontage. There is a boat marina with leisure moorings available to rent, residents' picnic area, club room, an on site management office, convenience store and 24 hour security. There is also private access to Syon Park with a pass charged for separately.

Conveniently located close to Brentford High Street, which is currently undergoing redevelopment on the south side to create an exciting new town centre with a supermarket, bars and restaurants, a boutique cinema, and landscaped pedestrian lanes down to the water's edge.

Brentford Mainline Station is within walking distance, providing services to Waterloo, and the area offers local bus routes as well as easy access to the A4/M4.

# Accommodation

Entrance Hall

Reception  
16'8" x 10'2"

Kitchen  
13'1" x 7'10"

Bedroom  
17'0" x 8'6"

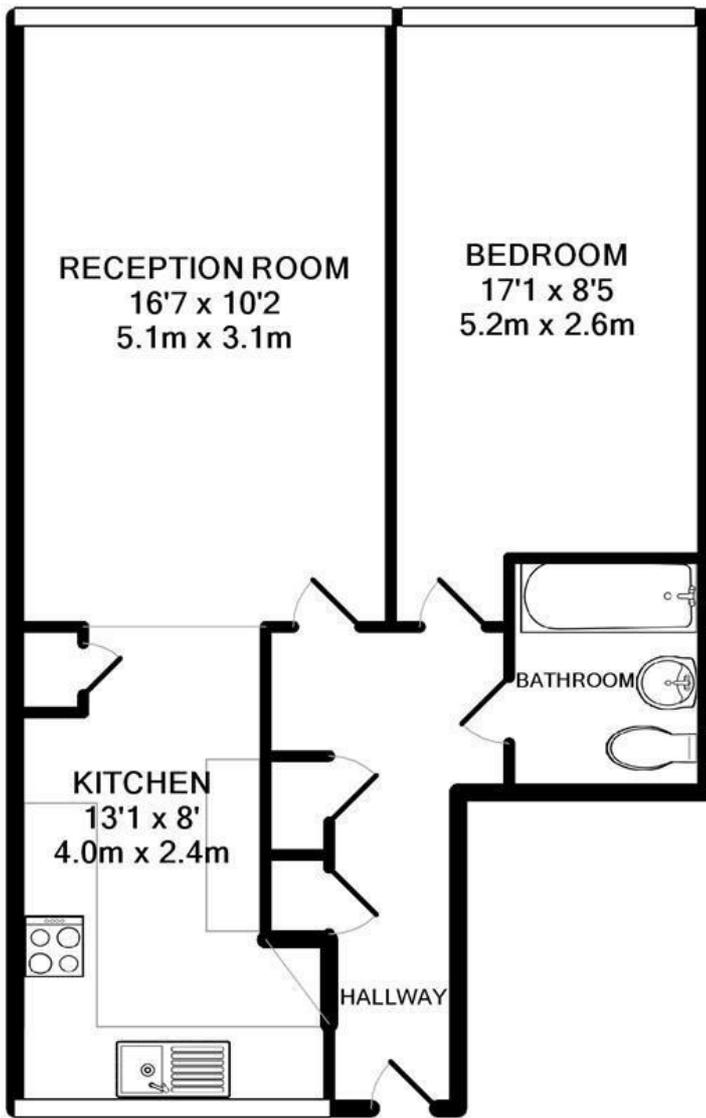
Shower/WC



## Property Information

The property is to be let on an Assured Shorthold Tenancy. Dilapidation's Deposit will be equivalent to five weeks rent. London Borough of Hounslow Council Tax Band: C Permit Parking Available





TOTAL APPROX. FLOOR AREA 493 SQ.FT. (45.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(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