



QUILLIAM

Trimmer Walk
Brentford

- Maisonette
- Two Double Bedrooms
- Reception Room
- Fitted Kitchen
- Private Balcony
- Separate WC and Bathroom
- Generous Storage
- Furnished
- Available Immediately
- Close To transportation Links

£1,700 PCM





Property Description

Located just a short walk from Brentford High Street, Kew Bridge Road, and Ealing Road, this generously proportioned two double bedroom maisonette offers comfortable and contemporary living across three well-designed floors.

The property features a spacious and bright reception room, perfect for relaxing or entertaining, along with a modern open-plan kitchen complete with integrated appliances and ample storage. Both double bedrooms offer plenty of natural light and storage space, making it ideal for professionals, sharers, or a small family.

One of the standout features of this home is the private balcony, providing a quiet outdoor space to enjoy your morning coffee or unwind in the evenings. Additional benefits include gas central heating, double glazing, and tasteful furnishings throughout.

Conveniently located for access to a range of local amenities, shops, and cafes, and with excellent transport links nearby, including Brentford Station and the A4/M4 for routes into Central London and Heathrow.

Available immediately. Offered fully furnished.



Accommodation

Entrance Landing

Living Room

Kitchen

Bedroom One

Bedroom Two

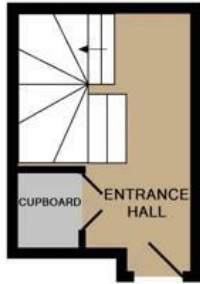


Property Information

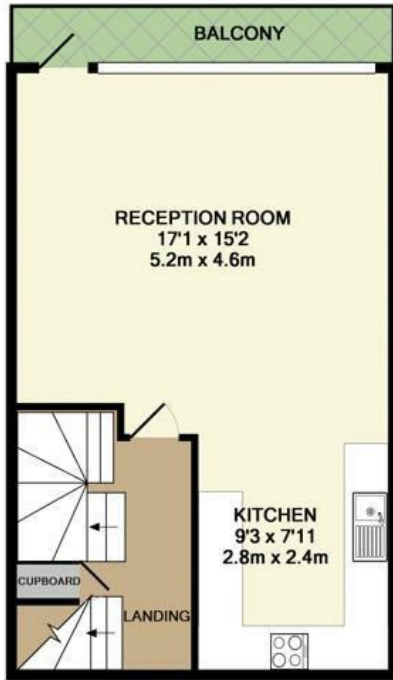
The property is to be let on an Assured Shorthold Tenancy. Dilapidation's Deposit will be equivalent to five weeks rent. We have been informed by the Landlord of the following information:

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 and is for the period 2025/26. 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.

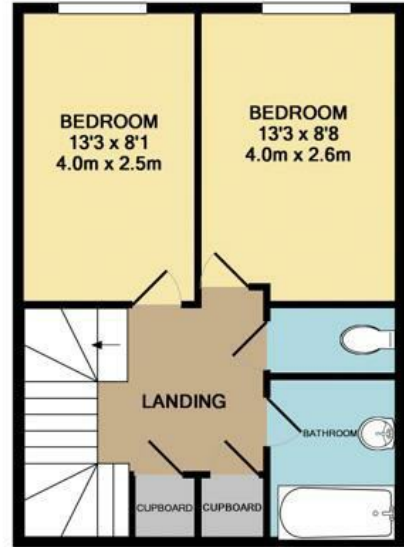




GROUND FLOOR
APPROX. FLOOR
AREA 93 SQ.FT.
(8.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 464 SQ.FT.
(43.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 408 SQ.FT.
(37.9 SQ.M.)

TRIMMER WALK
TOTAL APPROX. FLOOR AREA 966 SQ.FT. (89.7 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



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 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