



HOMESEARCH

Asking Price £275,000
Boston Manor Road, Brentford, TW8



b 1
Bedroom

a 1
Bathroom

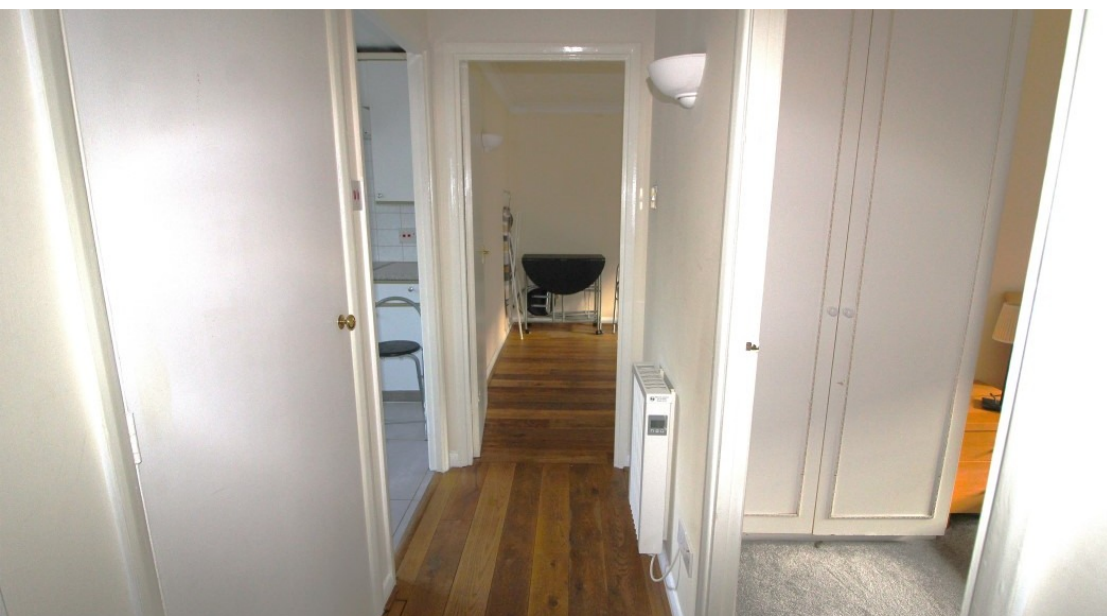
88 South Ealing Road, Ealing, London, W5 4QB |
info@homesearchsales.co.uk

020 8560 0125



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1 Bedroom Apartment In Small Block

This charming one-bedroom apartment offers comfortable living in a peaceful and quiet block.

This ground floor flat is in a small Block of 4 flats and is tucked away and has lots of space , separate kitchen and large reception . large parking .

Residents can enjoy access to a communal garden, perfect for outdoor relaxation.

The property also includes parking, making it ideal for those with a vehicle. Located close to the A3, M4, and Brentford British Rail, it offers excellent transport links.

Local shops are within walking distance, providing easy access to everyday amenities.

LOCATION

Located in a quiet development of 4 Flats , this property is close to the A3, M4 and Brentford British rail.

Local shops are within walking distance.

TENURE: LEASEHOLD (125 years from 1 March 1988)

EPC RATING: C

COUNCIL TAX BAND: E

Est Service Charge: £75 per month

No Ground rent

Water Supply: Mains

Sewerage: Mains

Heating: Electric

Estimated Broadband Speeds: Standard = 9mps / Superfast = 80mps

Satellite/Fibre TV Availability: BR, Sky, Virgin

Mobile Coverage: o2, EE, Three, Vodafone

Flood Risk: Rivers & Seas = No Risk ; Surface Water = Low

Kitchen

Living/Dining Room

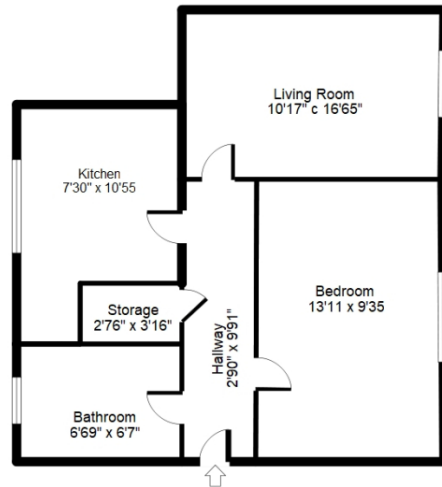
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Total Gross Area Approx:
452 sq.ft

This floor plan is for illustration purposes only and
it is not to scale

(c) Homesearch Ltd



Energy performance certificate (EPC)

Flat 8 Manor House Manor Vale Boston Manor Road BRENTFORD TW8 9JB	Energy rating	Valid until: 7 February 2029
	D	Certificate number: 0474-2838-6924-9601-2121

Property type
Ground-floor flat

Total floor area
43 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

