



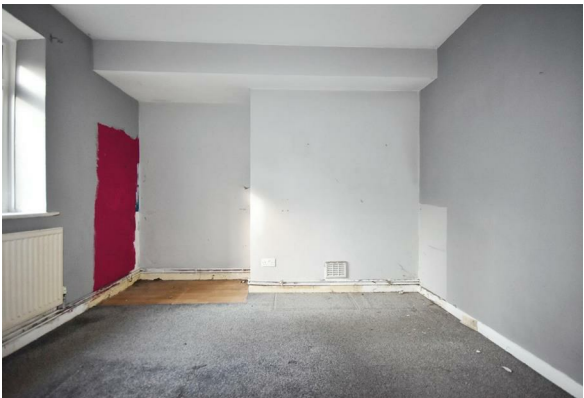
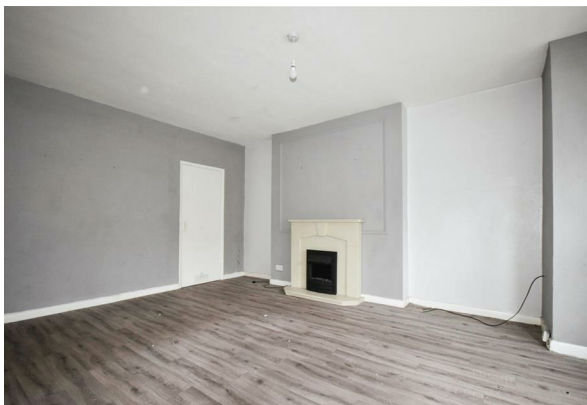
QUILLIAM

Boston Manor Road
Brentford

- Sought After Location
- No Onward Chain
- Two Bedroom Flat
- Sold As Seen
- Council Tax Band - D
- Large Reception Room
- Potential to Add Value
- Shared Garden
- Shared Driveway
- EPC - C

£375,000





Property Description

We at Quilliam are proud to present this rarely available, two double bedroom flat on Boston Manor Road.

Currently in need of renovation, presenting a prime opportunity for first-time buyers or investors looking for a project in a sought-after location. This property is set within a well-connected area, with excellent public transport links, nearby schools, local amenities, and green spaces all within easy reach, offering a blend of convenience and tranquillity.

This flat comprises of two good-sized bedrooms, a single bathroom, a kitchen, built-in storage cupboards and a reception room which boasts a large living space, with natural light coming in from the bay-window. The layout is well-structured, offering potential for the new owners to transform the space according to their vision. The EPC rating for this property is C, reflecting its energy efficiency potential.

One of the unique features of this property is a shared garden, a rare find for a flat. Another noteworthy feature is the shared driveway, providing convenient off-street parking and an option to purchase a permit, to park in The Butts.

Overall, this flat offers an exciting opportunity for those looking to make their first step onto the property ladder or investors willing to renovate and add value. With its excellent location and potential to be transformed into a delightful home, this property is surely a worthwhile investment.

Entrance Hall

17'7" x 7'6"

Reception Room

17'11" x 13'8"

Kitchen

10'3" x 6'5"

Bedroom One

12'4" x 10'11"

Bathroom

11'5" x 5'4"

Bedroom Two

13'11" x 7'10"

Additional Information:

Tenure -

Years Remaining - (NEW LEASE) 125 years

Service Charge - £771.00 pA

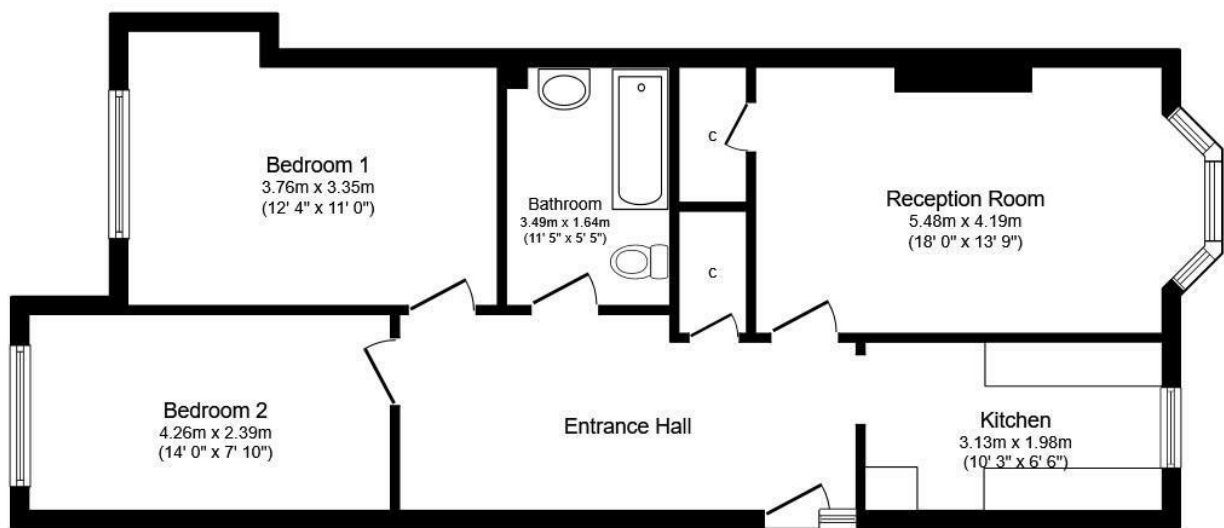
Ground Rent - £0 pA

EPC - C

Council Tax Band - D (£1,991.01 2024/25)

Parking - Shared Drive





Lower Ground Floor
Floor area 67.4 sq.m. (725 sq.ft.)

TOTAL: 67.4 sq.m. (725 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Property Information



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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