



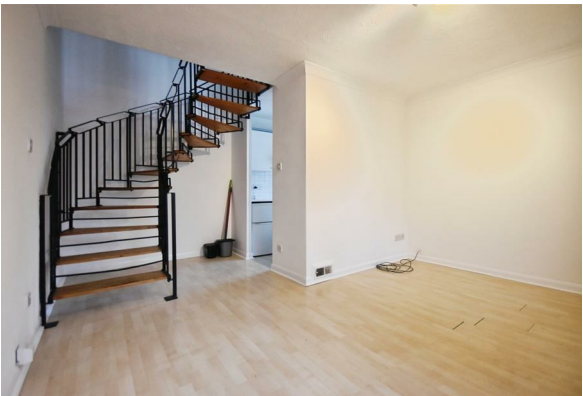
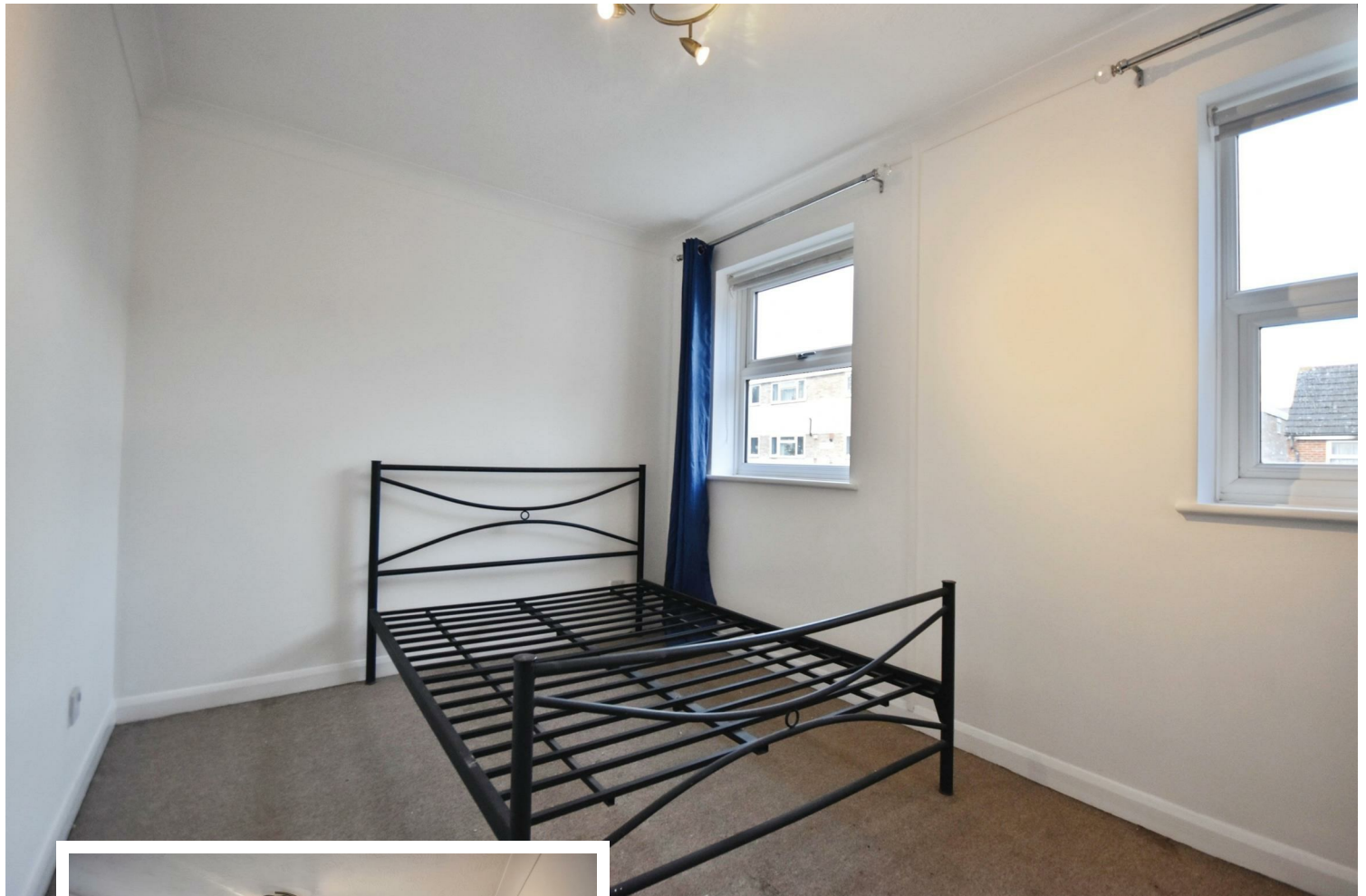
QUILLIAM

Manor Vale
Brentford

- One Bedroom House
- Arranged Over Two Floors
- Close to Stations
- Bathroom with Window
- Fitted Kitchen
- Quiet Location
- Close to Boston Manor Park
- Allocated Parking Space
- Unfurnished
- Available Immediately

£1,700 PCM





Property Description

This well-presented one-bedroom house is arranged over two floors and benefits from allocated parking. The property offers comfortable living in a convenient location.

On the ground floor, there is an open plan reception room with a fitted kitchen, creating a welcoming living and dining space. A spiral staircase leads to the first floor, where you will find a small landing, a double bedroom, and a nicely presented bathroom with a shower over the bath.

Manor Vale is a residential area just off Boston Manor Road, directly opposite Boston Manor Park. The property is ideally situated between Boston Manor Underground Station and Brentford Mainline Station, with local bus routes and easy access to the A4/M4 providing excellent transport links.

The property is offered unfurnished and will be available from October 2025.

ACCOMMODATION

Reception Room

15'8" x 13'8"

Kitchen

6'5" x 6'2"

Master Bedroom

13'8" x 8'2"

Bathroom

Allocated Parking Space

Material Information

Rent £1400 per calendar moths

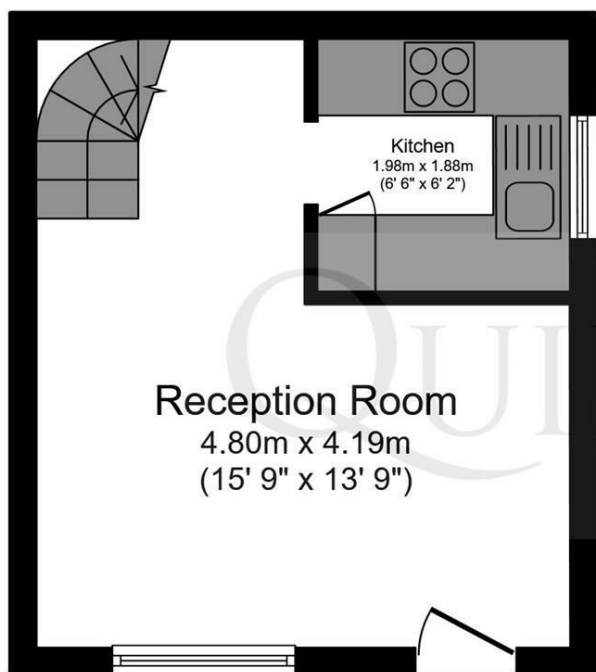
Dilapidation Deposit 5 weeks £1,615

Minimum Tenancy 12 months

Council Tax band C

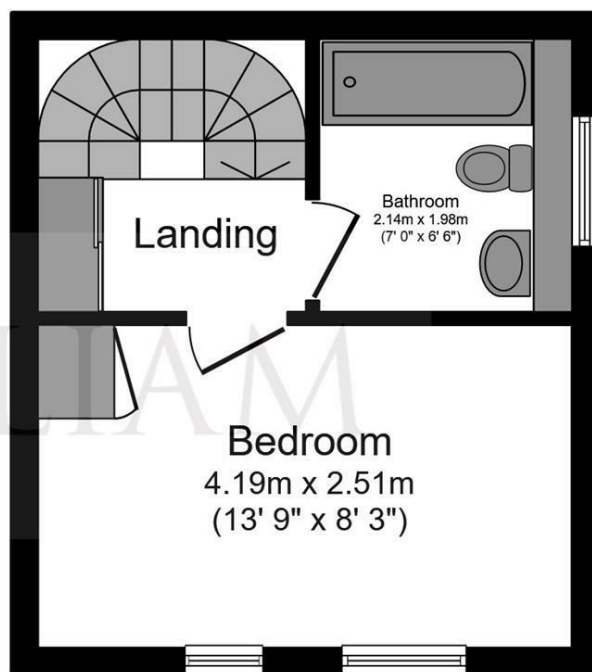
Valuation Band C: £1,577.05





Ground Floor

Floor area 20.13 sq.m. (217 sq.ft.) approx



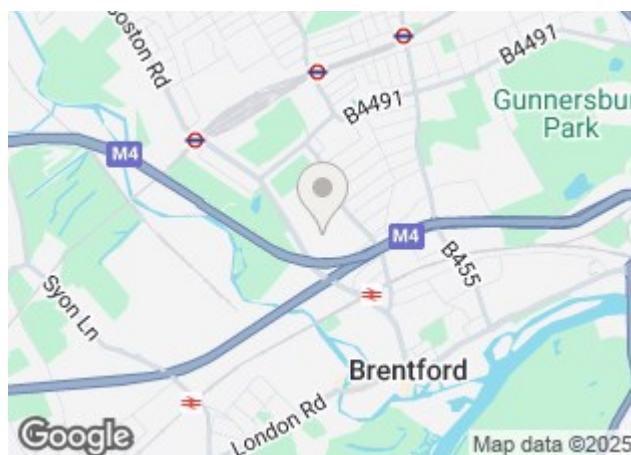
First Floor

Floor area 20.13 sq.m. (217 sq.ft.) approx

Total floor area 40.3 sq.m. (434 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by Focalagent.com



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		
	54	86
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		

QUILLIAM

206 High Street
Brentford

TW8 8AH

020 8847 4737

info@quilliam.co.uk

<https://www.quilliam.co.uk>

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