

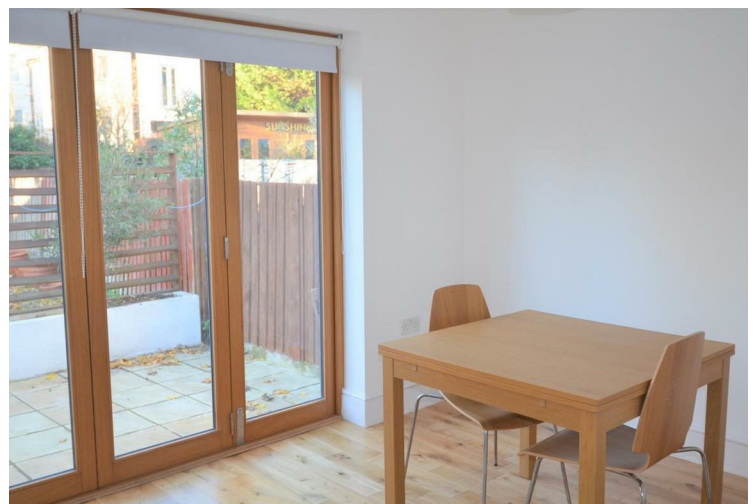
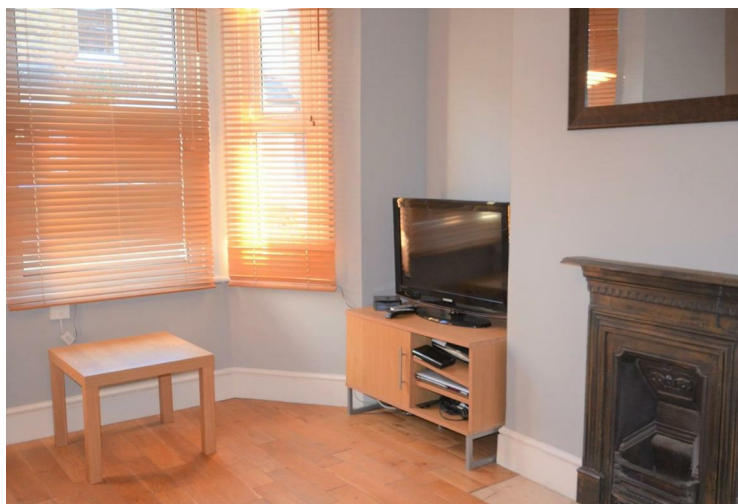


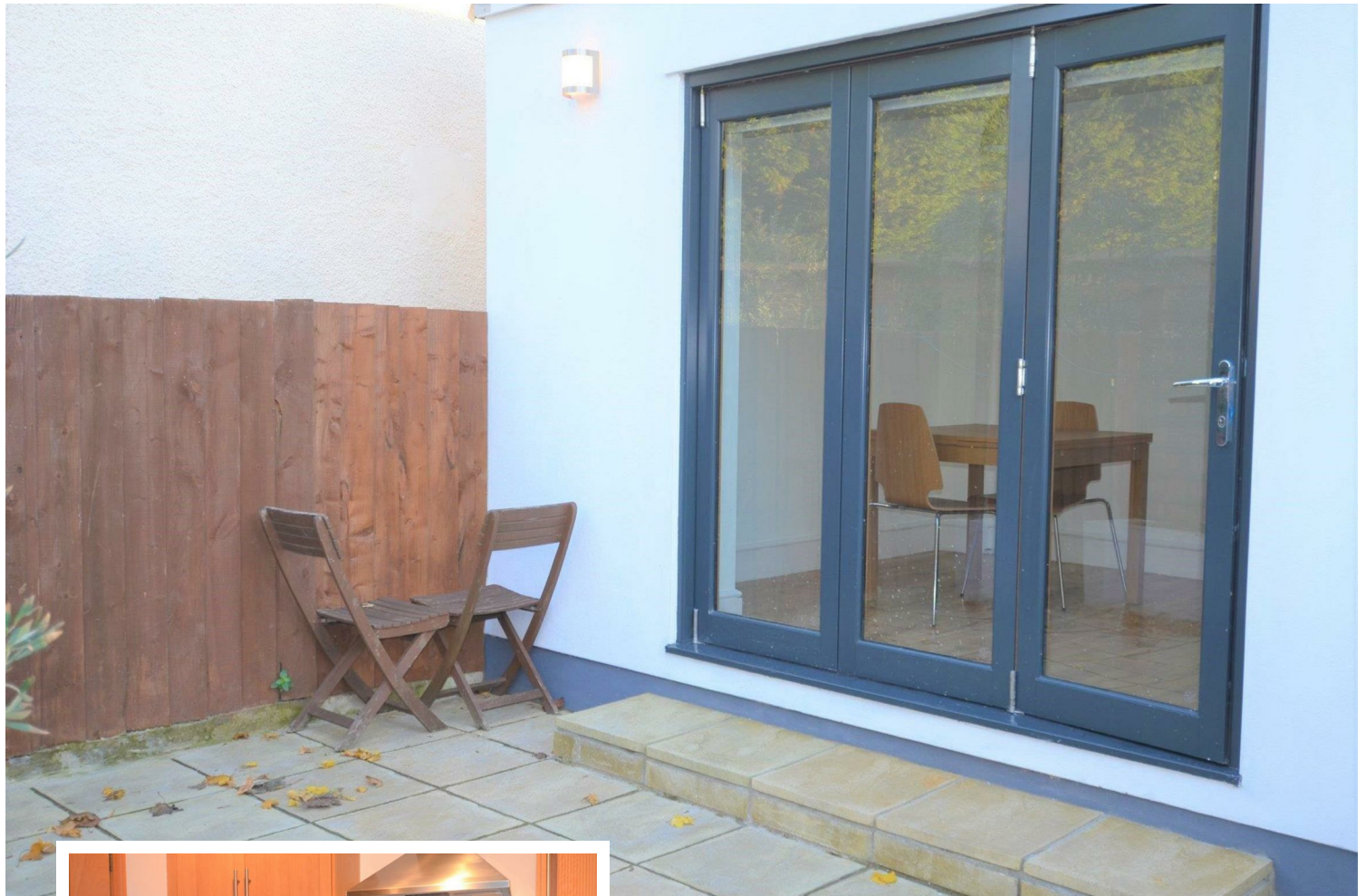
QUILLIAM

Studley Grange Road
Hanwell

- Garden Flat
- Reception Room
- Two Double Bedrooms
- White Bathroom
- Kitchen
- Patio Area
- Wooden Floors Throughout
- Convenient for Stations
- Available 1 December
- Furnished or Unfurnished

£1,800 PCM





Property Description

A very well presented small two double bedroom conversion flat with private garden, well located in residential road and within easy access to Boston Manor Underground Station and Hanwell Mainline Station.

Located on the ground floor of this detached Victorian house the property retains some original features giving it character with modern fittings including a nicely appointed kitchen and bathroom and laminate flooring.

The accommodation includes entrance hall with storage, front double bedroom with bay window and fireplace, second double bedroom with fireplace and bathroom. To the rear of the property is a kitchen with a door to the exterior side return. The kitchen then leads to a reception area with bio fold doors leading onto a private paved garden.

The property will be redecorated for the new tenants.

Available 1 December and is unfurnished.

Viewing highly recommended.

Accommodation

Communal Entrance

Hall

Kitchen Area

Reception Room

Bedroom One

Bedroom Two

Bathroom

Courtyard Garden





STUDLEY GRANGE ROAD

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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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 Ealing Council Tax Band:

Council Tax Payable for 2025/26 £1,814.24 per annum

The annual Council Tax charge has been supplied in good faith. 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.

Parking: on street parking with permit obtained through Ealing Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	74
(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