

84 Northfield Avenue, London, W13 9RR

020 8840 5151



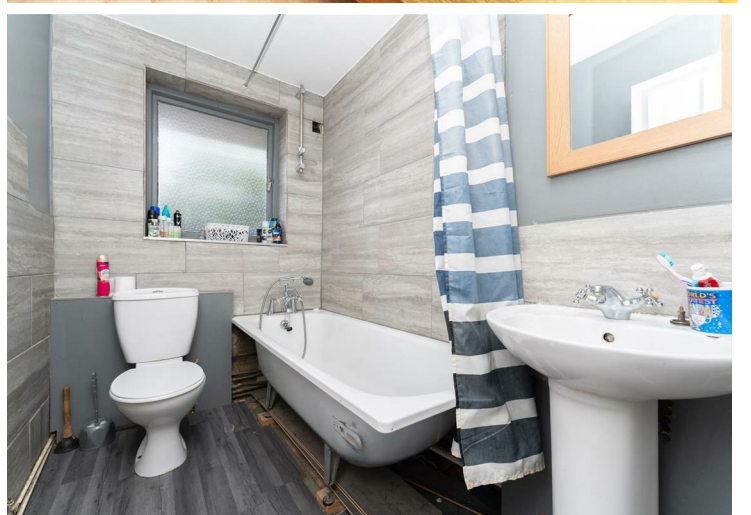
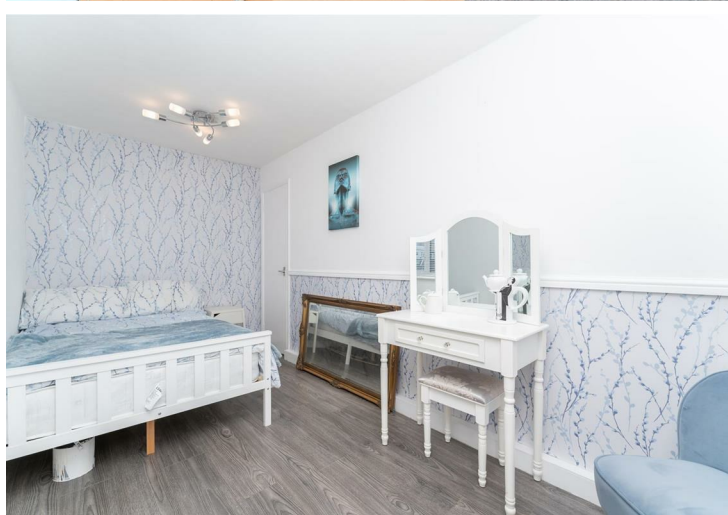
Leasehold / Apartment

Byron Court, Boston Road

£335,000

An exceptionally spacious ground floor, two double bedroom maisonette in this very convenient location, across the road from Boston Manor Piccadilly Line station and excellent local shops are on the doorstep.

- Own entrance
- Two double bedrooms
- Moments from Boston Manor Piccadilly Line
- Long lease
- Low outgoings



Leasehold / Apartment

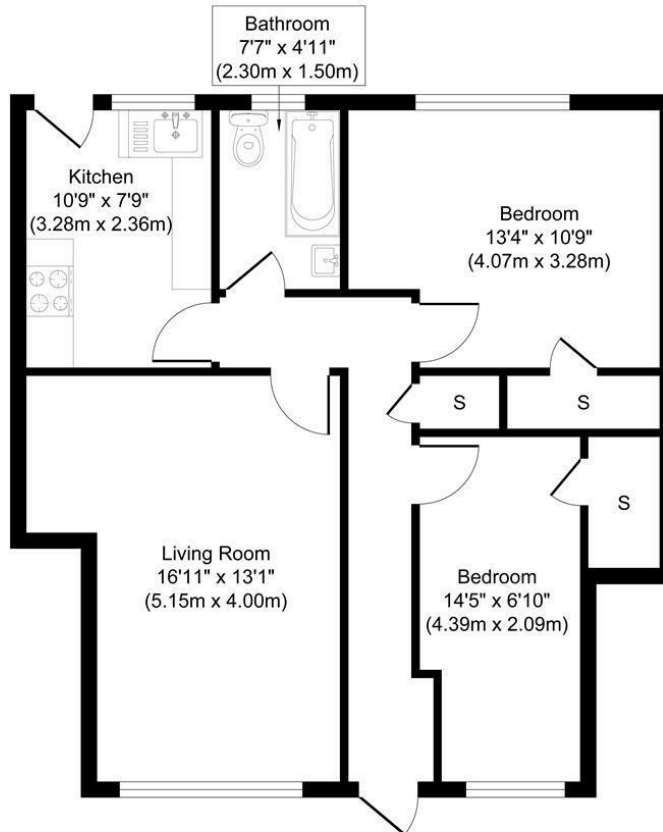
Byron Court, Boston Road, W7 2AY

With its own entrance this very spacious ground floor apartment offers a good size lounge with parquet flooring and space for a dining table and chairs, a fitted kitchen with a door leading onto a communal rear area, two double bedrooms and a modern bathroom.

Situated in the heart of Boston Manor, within close proximity of local shops, restaurants and Boston Manor Piccadilly Line station (across the road) and falling within catchment for highly regarded primary and secondary schools.



11 Byron Court, Boston Road, London, W7 2AY



Approximate Gross Internal Floor Area 682.30 sq. ft / 63.38 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	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		

Call us on

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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 are advised to recheck the measurements.