



Bridge House South, Boston Manor Road, Brentford, TW8 9LJ

welcome to

Bridge House South, Boston Manor Road, Brentford

This first floor, purpose built flat in Boston Manor/Hanwell is ideal for a first time purchase or an investor and is perfectly located for transport connections such as Boston Manor tube station (Piccadilly line), E8 bus link and Brentford train station (South Western Rail). The property offers a double bedroom with a bay window, a family bathroom, a spacious reception/dining room with a feature fire place and a separate kitchen with original built-in cupboards and direct access to the balcony which has lovely views of the residents' landscaped garden. Other benefits include double glazing throughout, a hallway storage cupboard, a 900+ lease and rear access.

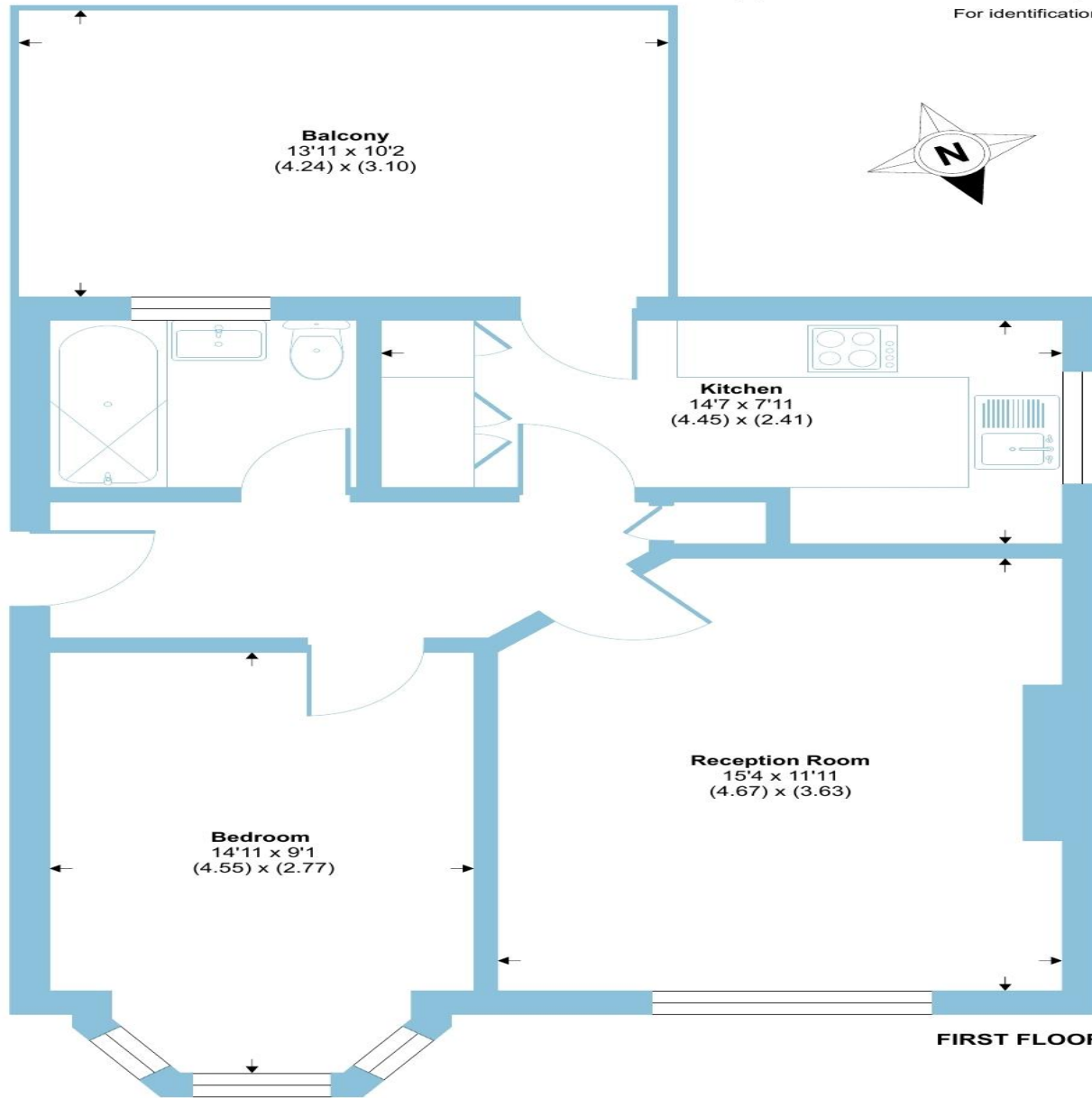
There are a variety of local, sought after primary and secondary schools, a good selection of renowned family gastro pubs which includes The Fox, The Green, The Harvester and The Emporium W7, and local sought after parks such as Elthorne Park, Three Fields and the popular Boston Manor park with its picturesque nature trail. The property also has easy access to the popular Northfields high street offering the local shops, cafes, restaurants and boutique retail shops, the A4 and M4.



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Approximate Area = 530 sq ft / 49.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2023. Produced for Barnard Marcus. REF: 1040810



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Bridge House South, Boston Manor Road, Brentford

- First floor purpose built one bedroom flat
- Ideal for a first time purchaser or an investor
- Balcony & landscaped residents communal garden
- A short walk to transport links including (Piccadilly line and E8 bus)
- Moments away from the Boston Manor Park & Nature trail
- Over 900+ year lease

Tenure: Leasehold EPC Rating: D

£335,000

This first floor, purpose built flat, offering a double bedroom, a spacious reception/dining room, separate kitchen, residents' balcony and landscaped garden. Please call the Ealing branch today to arrange a viewing!



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL108726

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
EAL108726 - 0003


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