



## Boston Manor Road TW8

Price £255,000 Leasehold

**GARDINER**  
RESIDENTIAL

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This spacious and bright flat offers a comfortable living space, featuring a large lounge with a bay window that fills the room with natural light. The property also includes a separate kitchen, a good-sized bedroom, a bathroom, and a spacious cellar for storage. Situated on Boston Manor Road, this home provides convenient access to Brentford Train Station and is located just opposite the entrance to Boston Manor Park.

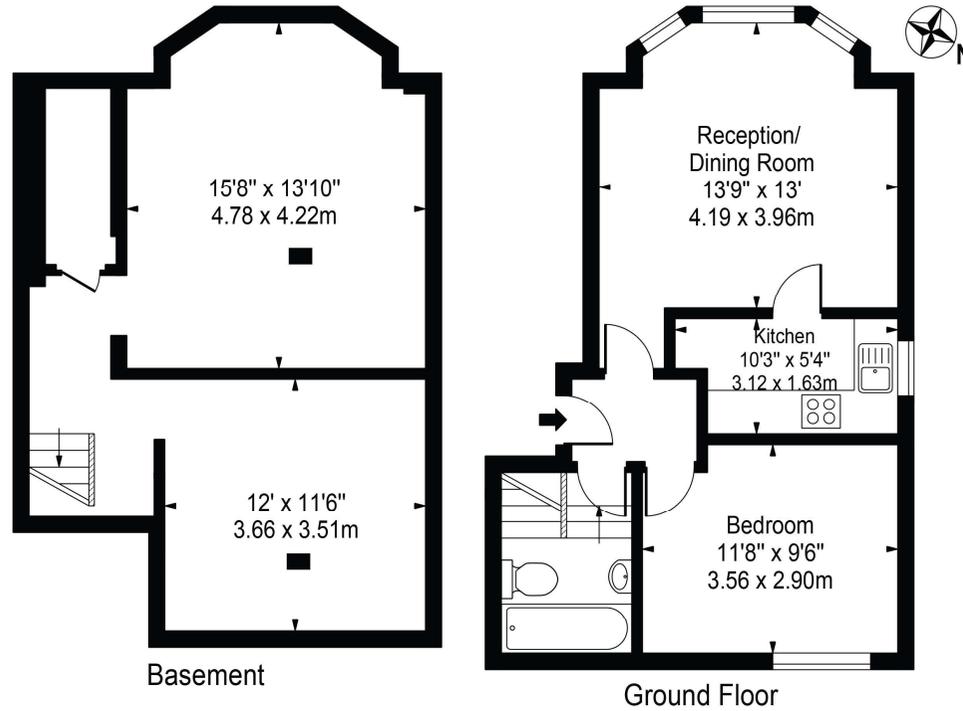
While the property itself does not have outside space, its close proximity to Boston Manor Park offers a wonderful alternative. Residents can enjoy the park's picturesque surroundings, including its well-maintained green spaces, walking paths, and recreational facilities. This location is perfect for nature lovers, offering a peaceful retreat right on the doorstep.

The property benefits from excellent transport links, with Brentford Train Station nearby, providing easy access to various destinations. The convenient location also offers quick and hassle-free access to the A4/M4, ensuring smooth commutes for residents. Additionally, the area is home to several large multinational companies in Brentford, providing potential employment opportunities for professionals. Moreover, residents will appreciate the easy accessibility to neighboring areas such as Ealing, Chiswick, and Hounslow, expanding their options for shopping, dining, and entertainment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D		65	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## Boston Manor Road

Approx. Gross Internal Area 860 Sq Ft - 79.90 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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