

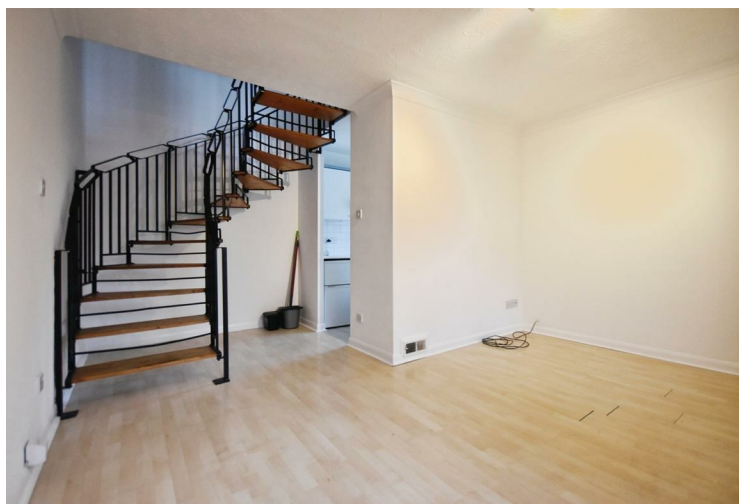


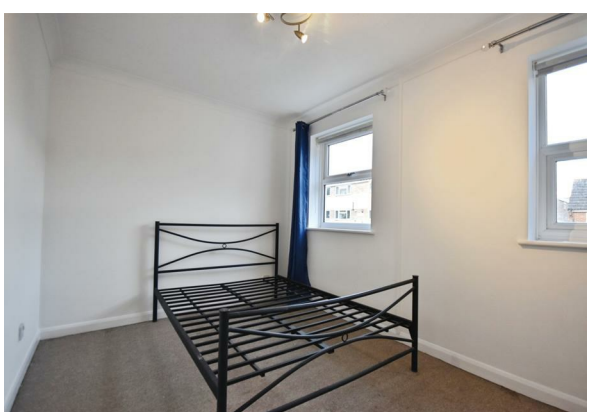
QUILLIAM

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

£1,650 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.

Accommodation

Reception Room

15'8" x 13'8"

Kitchen

6'5" x 6'2"

Master Bedroom

13'8" x 8'2"

Bathroom

7'0" x 6'5"

Allocated Parking Space



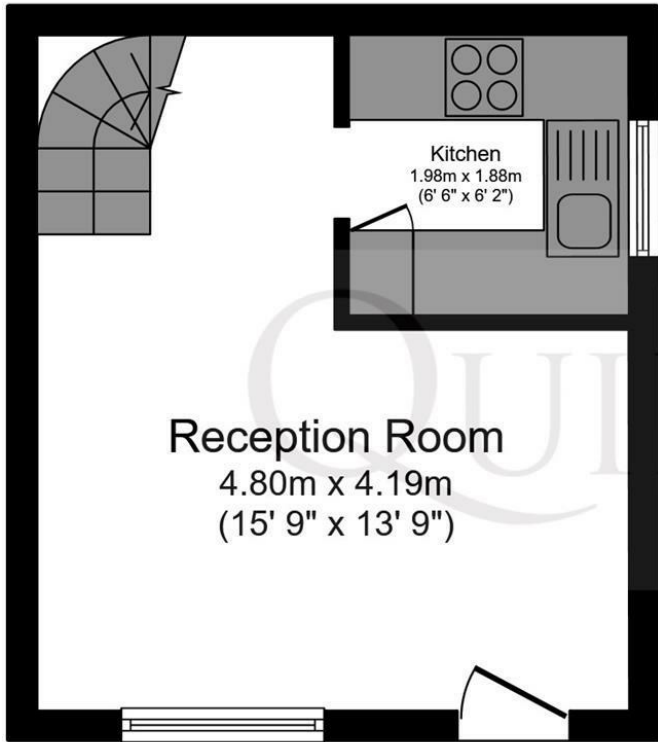
Property Information

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 Hounslow Council Tax Band: C
Council Tax Payable for 2026/27 £1854.06 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: one allocated parking space



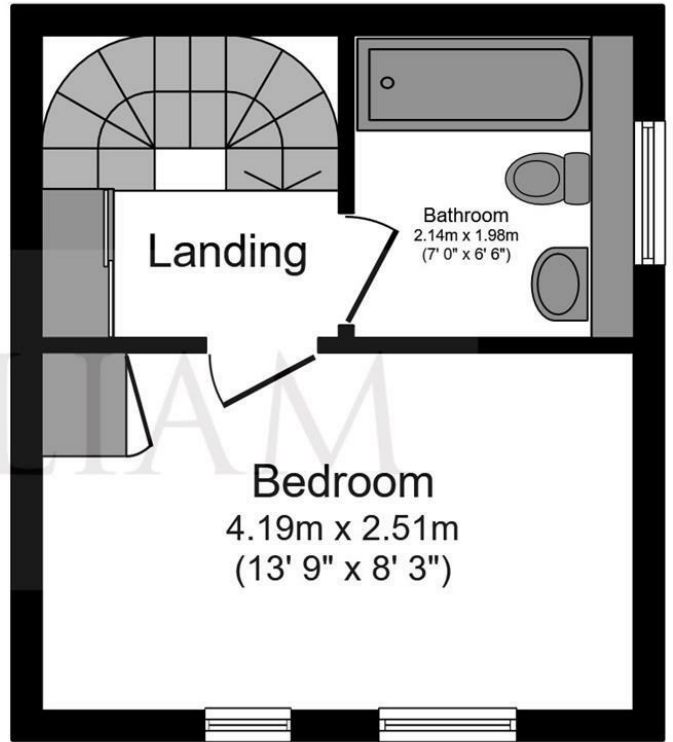


Reception Room
4.80m x 4.19m
(15' 9" x 13' 9")

Kitchen
1.98m x 1.88m
(6' 6" x 6' 2")

Ground Floor

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



Landing

Bathroom
2.14m x 1.98m
(7' 0" x 6' 6")

Bedroom
4.19m x 2.51m
(13' 9" x 8' 3")

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.

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| 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 | | | |
| England & Wales | | 63 | 86 |
| 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