



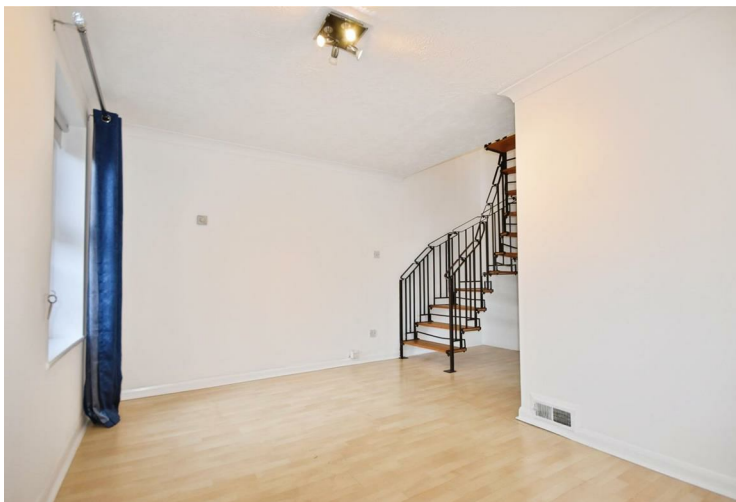
QUILLIAM

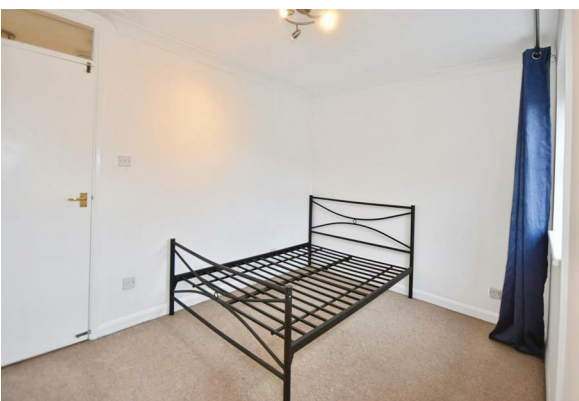
Manor Vale
Brentford

- Freehold Property
- Ready to Move In
- No Onward Chain
- Allocated Parking Space Included
- Circa 15 mins Walk to the Piccadilly Line
- Brentford Station Circa 0.5 miles
- Lidl & Brentford High Street Circa 1.0 mile Walking
- Reception Room
- Kitchen
- Council Tax Band C

£365,000

Freehold





Property Description

Quilliam are delighted to present this charming one-bedroom house, offered with no onward chain, making it an ideal opportunity for first-time buyers or investors.

Upon entry, you are welcomed into a spacious and light-filled reception room, complemented by a kitchen offering good storage and plenty of natural daylight. A spiral staircase leads to the upper floor, where you will find a bright double bedroom and a well-proportioned bathroom.

Situated in an excellent location, the property is well served by transport links, with regular bus routes to Chiswick, Ealing, and Isleworth, making it convenient for commuting. There is also easy access to the A4/M4, providing direct routes to Heathrow Airport and Central London. The property further benefits from an allocated parking space.

Additionally, the home is located next to Boston Manor Park, offering a beautiful green space ideal for leisurely walks, outdoor activities, or picnics.

This property represents an excellent opportunity for first-time buyers looking to put their own stamp on a home, or investors seeking a well-located addition to their portfolio.

Disclaimer

Information provided in this listing is for general guidance only and should be verified before proceeding. We have not tested any fixtures, fittings, services, or appliances. Measurements are approximate, and the photographs are intended solely as an illustrative guide. The details have been supplied by the client, and we rely on their accuracy.

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

We have been informed by the Landlord of the following information:

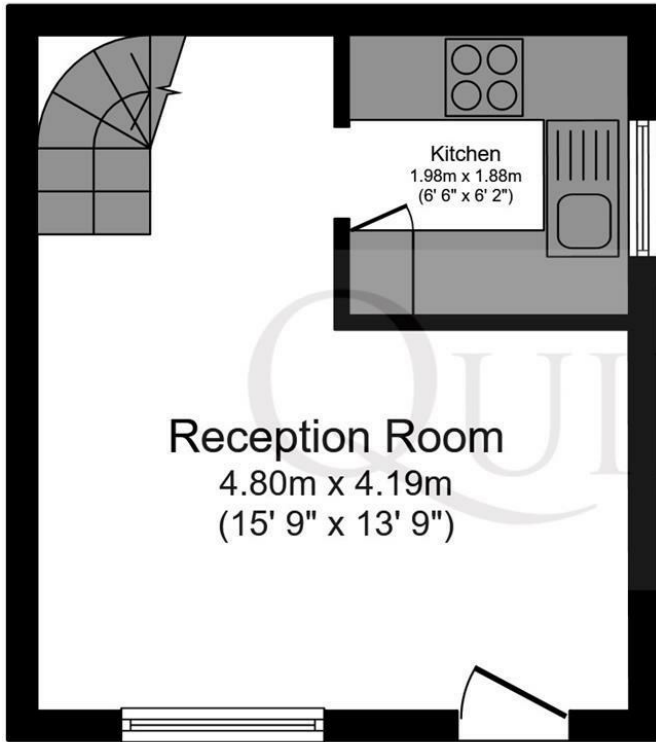
Tenure - Freehold

London Borough of Hounslow Council Tax Band - C

Council Tax Payable for 2026/27 £1,946.51 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.

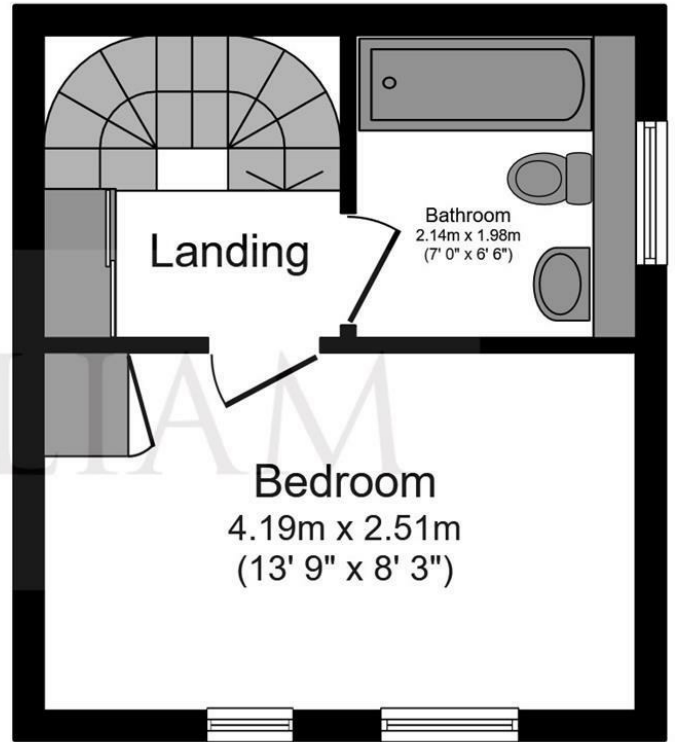
Parking: One allocated parking space



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

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