

QUILLIAM

Boston Manor Road
Brentford

- Well Proportioned Maisonette
- Two Double Bedrooms
- Next to Brentford Station
- Kitchen / Breakfast Bar Area
- Private Balcony
- Parking Available at the Front
- Very Low Service Charge
- External Storage Cupboard
- Brentford School for Girls Nearby
- Brentford High Street circa 7 min Walk

£410,000

Leasehold













Property Description

Quilliam Property Services are pleased to offer this well-presented two-bedroom maisonette, ideally situated in Brentford, TW8.

The property offers bright and comfortable accommodation throughout, with a clean and well-maintained presentation. The neutral décor and light-coloured walls create a welcoming feel, complemented by wooden flooring in parts of the accommodation. The bedrooms are well presented and provide practical living space, making the property well suited to first-time buyers, couples or a small family.

A particular feature of the property is the private balcony, providing a useful outdoor space for relaxing or enjoying the surrounding area. Parking is also available, adding further convenience for residents.

Cedar Court is conveniently located for local transport links, with bus stops close by and Brentford Railway Station within easy reach, providing connections towards London and surrounding areas. The property is also well placed for the local shops, amenities and facilities that Brentford has to offer.

Further benefits include an EPC Rating of C and Council Tax Band C.

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. Photography Disclaimer: Some property photographs have been professionally enhanced using AI-assisted editing to improve lighting, exposure, colour and clarity. No material features of the property have been added, removed or altered. Images are intended to provide a fair and accurate representation of the property.

Accommodation

Entrance

Kitchen
11'5" x 9'10"

Reception Room
16'4" x 11'9"

Balcony

Landing

Bedroom One
16'0" x 9'10"

Bedroom Two
11'5" x 9'10"

Bathroom

External Store Cupboard
5

Parking
First come, First serve - Front of the property

Bike Store
Communal

Garden
Communal



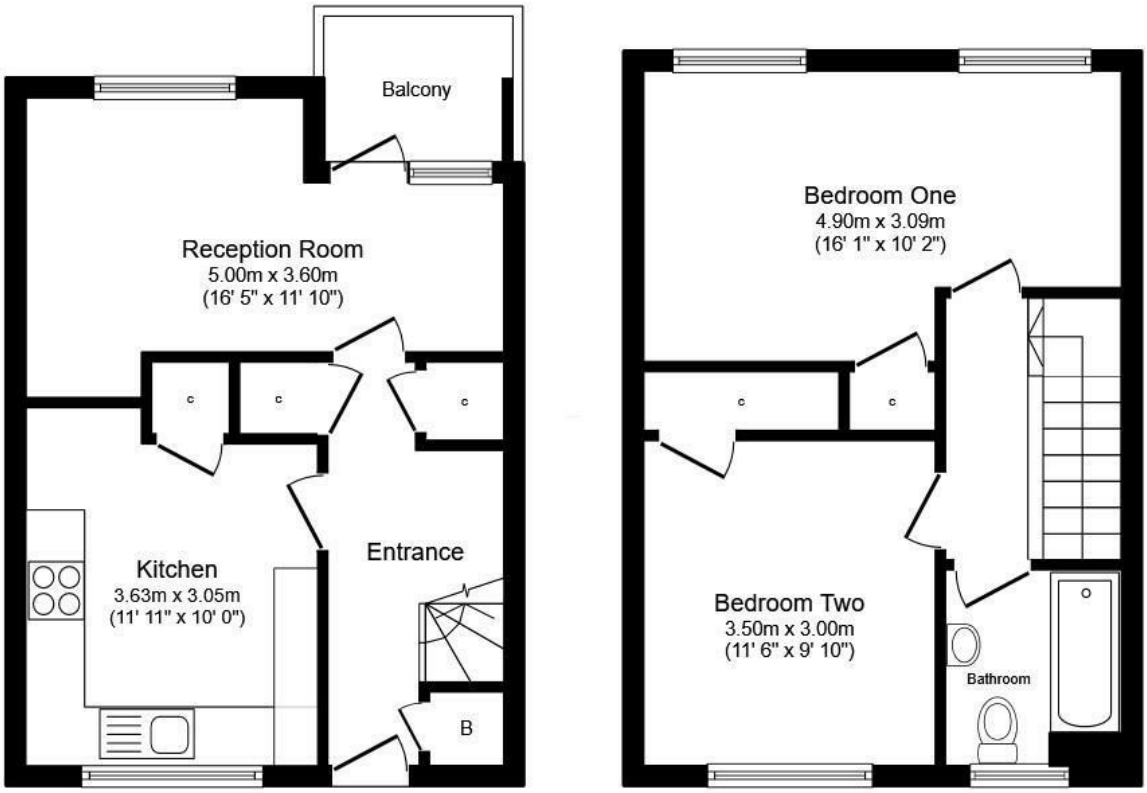




Property Information

We have been informed by our Vendor of the following information:
Tenure Leasehold
Term of Lease: 200 years from 12th November 2024 (approximately 197 years remaining)
Service Charge £724 per annum, reviewed annually by the Management Company
Ground Rent £10 per annum rising to £tbc
London Borough of Hounslow Council Tax Band: C
Council Tax Payable for 2026/27 £1,942.72 per annum
The annual Council Tax charge has been supplied in good faith and is for the period 2025/26. 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: Communal Car Park No Allocated Space

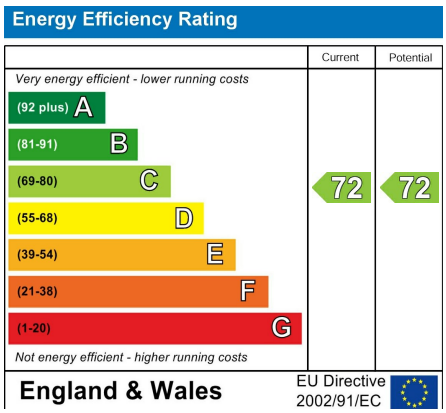




Total floor area: 66.1 sq.m. (712 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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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