



# QUILLIAM

Studley Grange Road  
Hanwell

- Converted Garden Flat
- Reception Room
- Double Bedroom
- Kitchen
- Bathroom
- Wooden & Ceramic Floors
- Patio Area
- Unfurnished
- On street car parking
- Excellent rail connections

**£1,650 PCM**







## Property Description

A well presented garden flat with a double bedroom, the property is well located in an established residential road and within easy access to Boston Manor Underground Station and Hanwell Mainline Station.

Located on the ground floor of this converted detached Victorian house the property retains some original features giving it character with modern fittings including a nicely appointed kitchen and bathroom finished off with ceramic / laminate flooring respectively.

The accommodation includes an entrance hall with storage, a front bay reception room with fireplace, a double bedroom, kitchen, bathroom and separate dining area to the rear. To the rear of the property is a patio area which is either accessed from the dining room area through bifold doors or from a garden door to the side return of the property.

The property is available unfurnished.

Viewing is highly recommended, given the property's excellent location, and outside space.





# Accommodation

**Communal Entrance**

**Hall Way**  
17'8" x 2'7"

**Reception Room**  
13'5" x 12'1"

**Bedroom One**  
11'7" x 8'10"

**Kitchen Area**  
7'2" x 5'10"

**Bathroom**  
7'6" x 3'11"

**Dining Area**  
11'11" x 8'8"

**Patio Area**



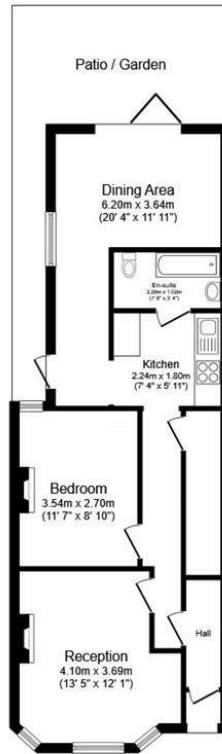
## Property Information

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 Ealing Council Tax Band: C  
Council Tax Payable for 2025/26 £1,814.24 per annum  
The annual Council Tax charge has been supplied in good faith. It will likely be reviewed and changed by the Local Authority for the following year and could be subject to an increase after the end of March 2026.

Parking: On street parking with permit obtained through Ealing Council.





**Floor Plan**  
Floor area 57.6 sq.m.  
(620 sq.ft.)

Total floor area: 57.6 sq.m. (620 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](http://www.Propertybox.io)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	59	74
England & Wales		
	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