

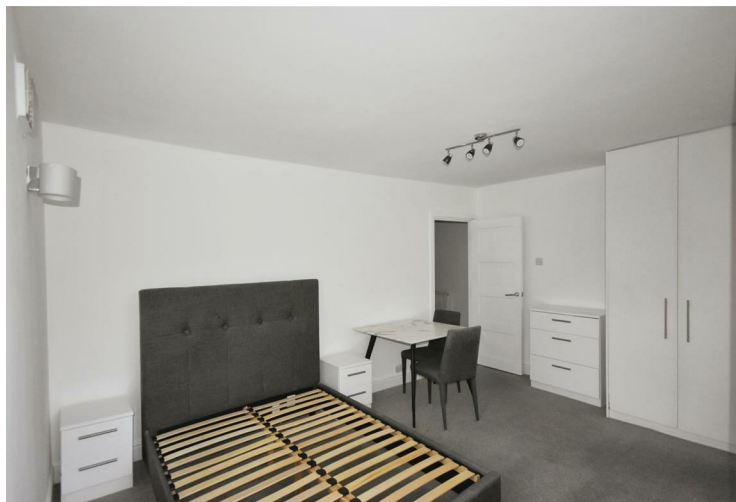


# QUILLIAM

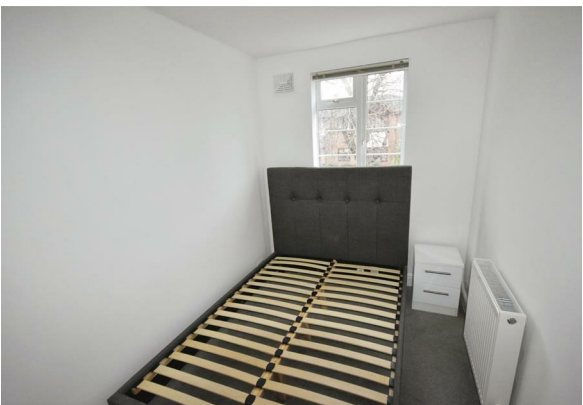
Manor Vale  
Brentford

- Newly Redecorated
- Two Bedroom Flat
- Modern Kitchen / Reception
- Modern Bathroom
- Available Permit Parking
- Ideal for a Family or Professional Couple
- Partly Furnished
- Long Term Let Considered
- Excellent near by Tube and Railway connections
- Available Immediately

**£2,150**







## Property Description

Welcome to Manor Vale, a stunning apartment located just opposite Boston Manor Park, and only a short 15 minute walk approximately up the road to either Brentford Railway Station or to Boston Manor Tube Station. The area is equally well served with plenty of buses to take a trip into Chiswick, Ealing, Isleworth or Brentford High Street for dinner or various other forms of entertainment.

As you enter an iconic purpose built block of low rise flats, you are firstly greeted by the communal entrance hall, ensuring an extra area of security, before you reach the subject property by walking up the stairs to the first floor.

The newly redecorated property comprises a large and inviting reception room featuring a well-equipped modern kitchen. The flat boasts two double sized bedrooms offering ample space for a growing family or professionals in need of a home as well as a study area in which to live and work if so desired. A modern three piece bathroom serves the property, promising functionality and convenience.

The location of the flat is particularly enviable, with excellent public transport links close by, making commuting a breeze.

Furthermore, Boston Manor Park provides plenty of opportunities for outdoor leisure activities. This property offers a blend of comfort, convenience, and accessibility to both Central London and Kew Gardens by the River Thames, making it an excellent choice for those seeking an urban but tranquil lifestyle.

## Entrance Hall

14'6" x 3'1"

## Kitchen/Reception Room

15'1" x 12'4"

## Living Room

14'10" x 11'5"

## Bedroom 1

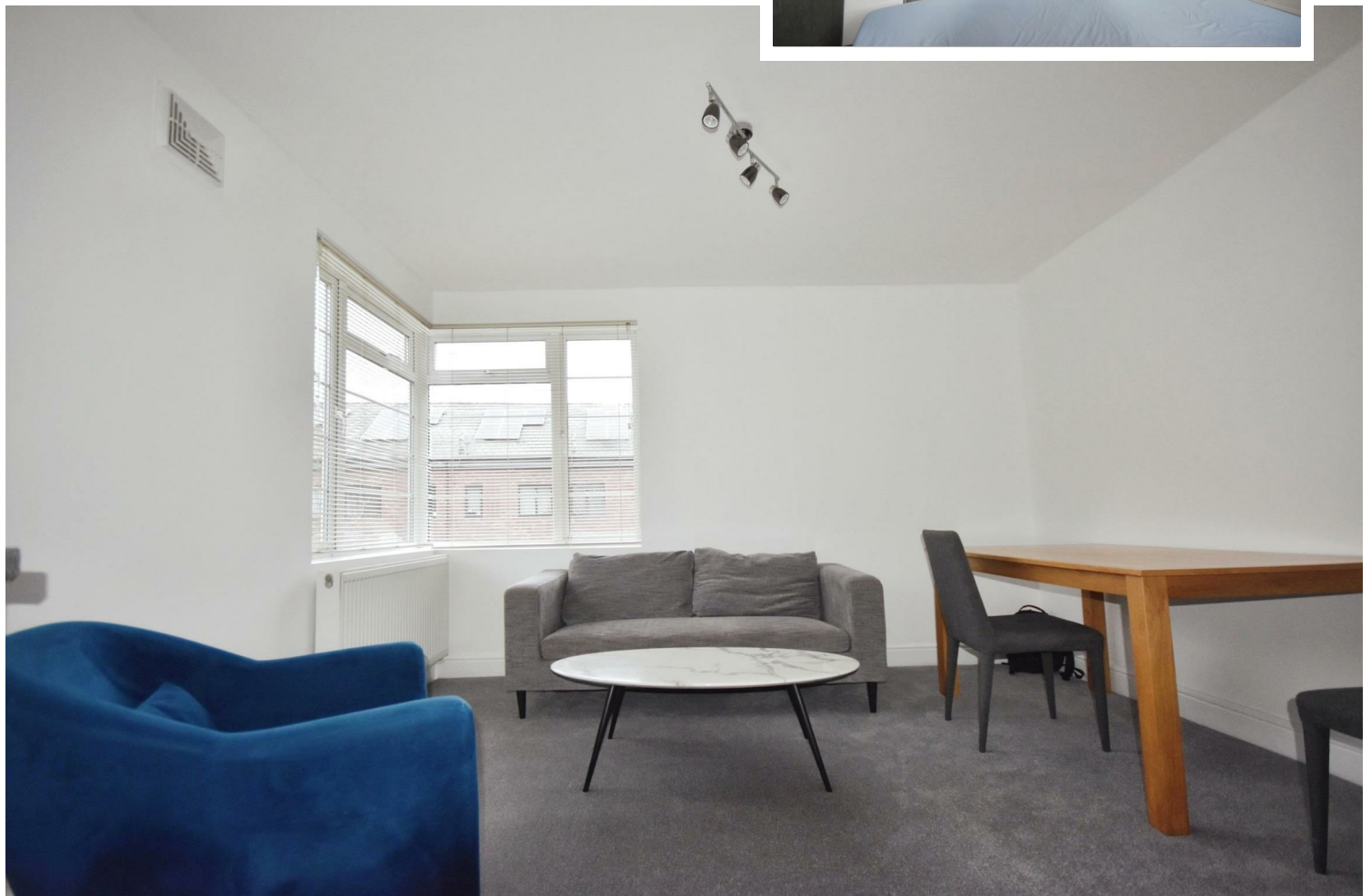
10'10"x 10'8"

## Bedroom 2

11'9" x 6'11"

## Bathroom

8'10" x 5'6"





## Floor Plan

Floor area 66.9 m<sup>2</sup> (720 sq.ft.)

TOTAL: 66.9 m<sup>2</sup> (720 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



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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
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# QUILLIAM

206 High Street  
Brentford

TW8 8AH

020 8847 4737

info@quilliam.co.uk

<https://www.quilliam.co.uk>

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