



**HELLIWELL & Co.**

**Manor Vale, Brentford, TW8  
Offers In Excess Of £450,000**





🛏️ 3 Bedrooms | 🚗 1 Receptions | 🚿 2 Bathrooms | 📊 EPC Current C

Penthouse Apartment – Bright and Spacious – Two Bedrooms – Study Room – Open Plan Living – Ample Storage – Off-Street Parking – Long Lease – Good Location

Situated within a quiet cul-de-sac, this modern penthouse apartment is in fantastic condition and offered to the market with a long lease. Bright and spacious throughout, the property presents an expansive open plan reception, with a contemporary fitted kitchen, equipped with integrated appliances and plenty of space for dining, two good sized bedrooms, with built in storage and the master bedroom featuring an en-suite, an additional study room and a modern tiled family bathroom with bathtub and shower feature. The property further benefits from attractive wooden flooring, underfloor heating, ample storage throughout and an off-street parking space.

Manor Vale is located in a quiet residential area and is ideal for access to Boston Manor (Piccadilly Line) tube station and Brentford mainline station, with the A4 and M4 easily accessible for motorists. There are numerous local shops, cafes pubs and restaurants in the area and the beautiful leafy green open spaces of Boston Manor Park are close by.

Tenure: Leasehold

Lease length: 148 years remaining approx.

Service charge: £2,200 per annum approx.

Ground rent: £350 per annum approx.

Council tax band: C

- Penthouse Apartment
- Bright and Spacious
- Large Open Plan Reception
- Two Bedrooms
- Study Room
- Ample Storage
- Good Location
- Off- Street Parking
- Long Lease



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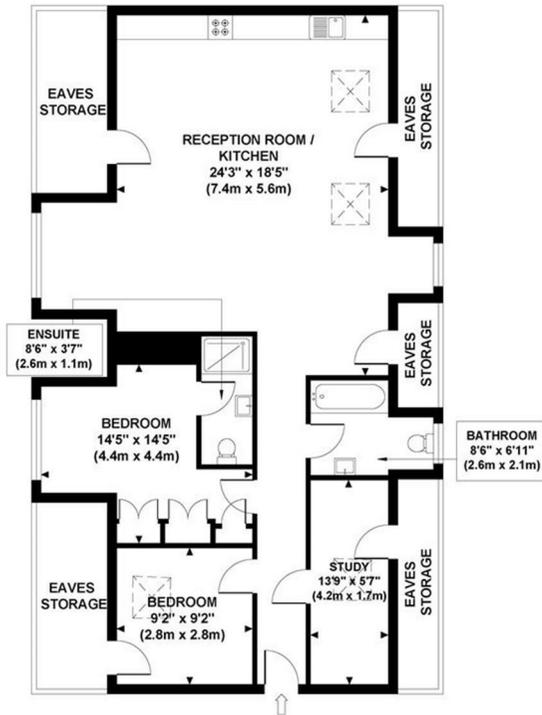
**MANOR VALE**

Approximate Gross Internal Area

941 sq ft / 87.50 sq m

(Including Eaves Storage and RHA)

1216 sq ft / 113 sq m



**THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 941 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

