



BOSTON MANOR ROAD, TW8  
**£825,000 FREEHOLD**

## A SUBSTANTIAL FOUR/FIVE BEDROOM EDWARDIAN HOME WITH A LOVELY SIZE REAR GARDEN

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### DESCRIPTION:

This wonderfully spacious mid-terrace period property is being sold with no forward chain and has been extended into the loft. The other benefits include two separate receptions, a separate kitchen, four/five bedrooms (one with shower room) and a modern family bathroom. There is also a good size mature garden to the rear; of some 65ft, giving you scope to extend further on the ground floor (STPP).

Boston Manor Road is situated close to public transport with the Piccadilly Line being your closest underground station. Local convenient stores of Boston Manor are within easy reach. There is also Gunnersbury and Boston Manor park close to hand, as well as lots of good local schools for children of all ages.

### ACCOMMODATION

- Edwardian family home
- Over three storeys
- Four/Five bedrooms
- Two reception rooms
- Period features
- Two bathrooms
- 65ft rear garden
- Good order throughout
- Over 1600 sq ft
- No forward chain
- Sold vacant possession

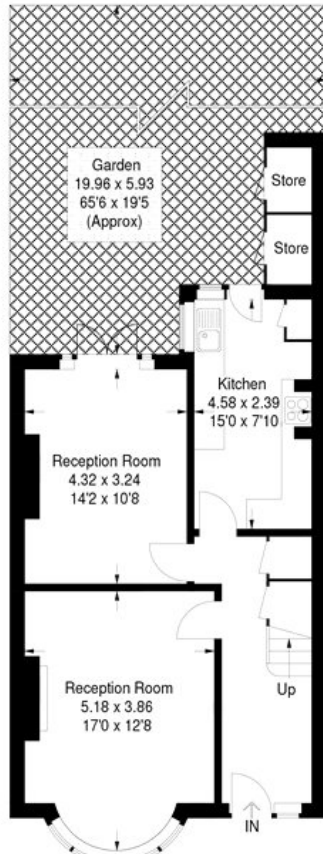




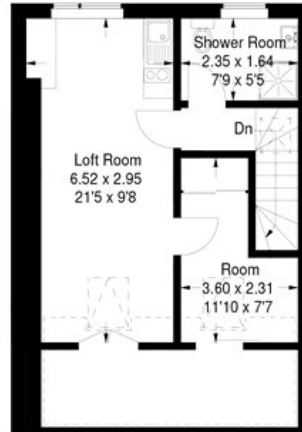
## Boston Manor Road

Approximate Gross Internal Area  
(Excluding Reduced Headroom) = 139 sq m / 1495 sq ft  
Reduced Headroom = 10.9 sq m / 117 sq ft  
External Stores = 2.5 sq m / 27 sq ft  
Total = 152.4 sq m / 1639 sq ft

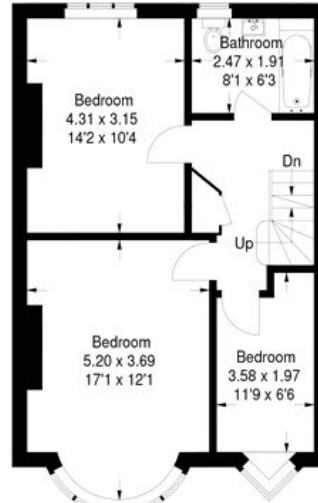
= Reduced headroom  
below 1.5 m / 5'0"



**Ground Floor**  
55.6 sq m / 598 sq ft



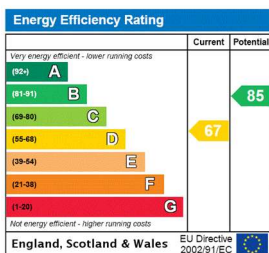
**Second Floor**  
42.6 sq m / 458 sq ft  
(Including Reduced Headroom)



**First Floor**  
51.7 sq m / 556 sq ft

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
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