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Churchill & Mathesons

Numa Court, Justin Close, Brentford, London TW8 8QG

Asking Price £459,950 Leasehold - Share of Freehold



KEY FEATURES:

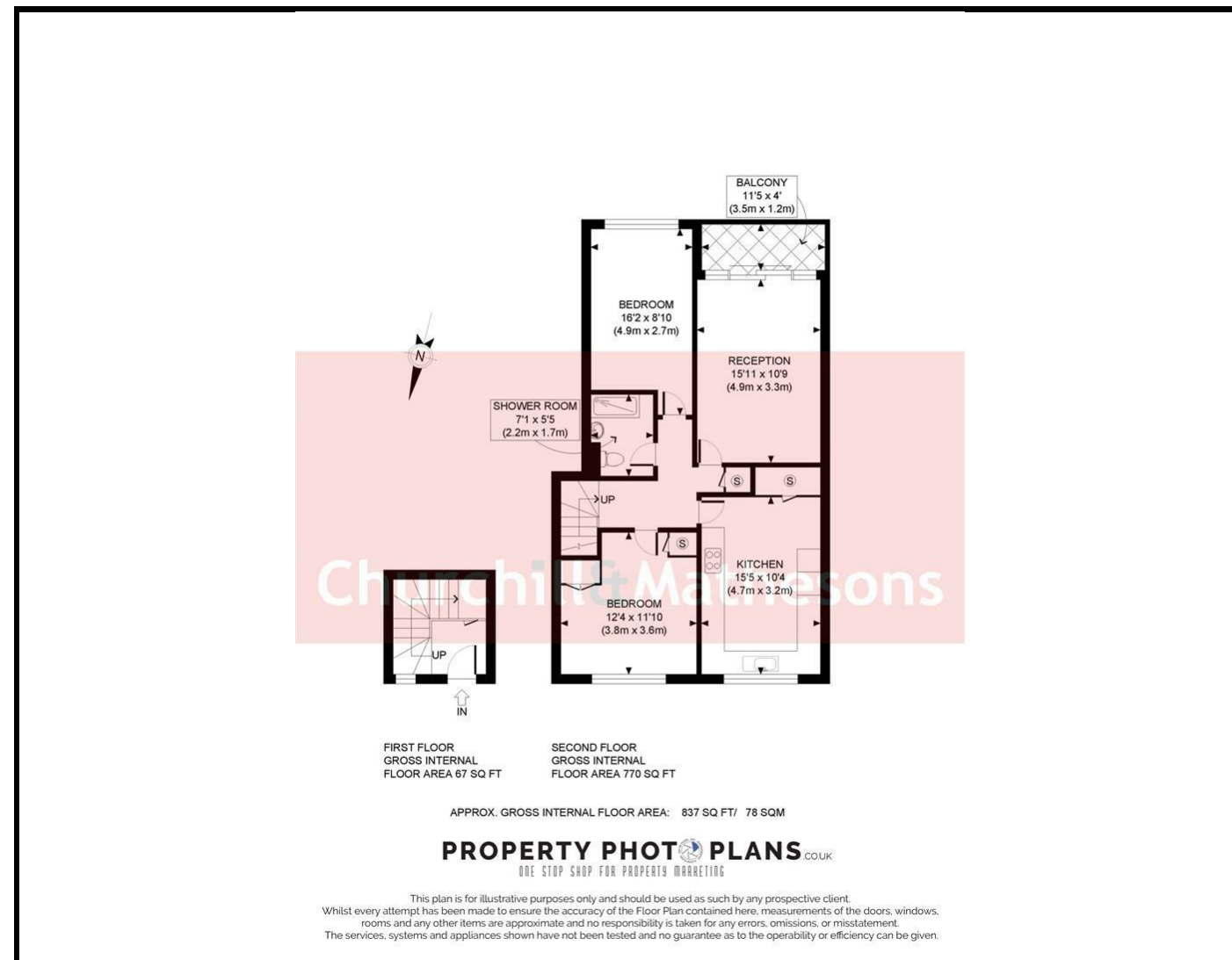
- FIRST FLOOR
- TWO DOUBLE BEDROOMS
- BRIGHT AND AIRY
- SOUTH FACING BALCONY
- RIVER VIEWS
- CLOSE TO KEW GARDENS

A FIRST FLOOR well presented TWO DOUBLE BEDROOM APARTMENT with STUNNING views of the ever-popular BRENTFORD DOCK.

The property comprises of an entrance hall, separate lounge and fully fitted kitchen with modern appliances, two double bedrooms & family bathroom. The total floor area is approximately 723 SQ FT (67 SQ M).

Looking straight upon the Brentford Dock boat marina from your PRIVATE SOUTH FACING BALCONY, with the River Thames and Kew Gardens in walking distance just beyond the Marina. Brentford Dock is a popular development close to all the shops, amenities on Brentford High Street with good transport links. London Borough of Hounslow. Council Tax Band D.

OPEN DAY 11th FEBRUARY 2023 BETWEEN 1PM-2PM PLEASE CALL TO BOOK YOUR SPACE.



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 70 | 77 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.