



Leslie
& Co.

NUMA COURT, JUSTIN CLOSE, BRENTFORD, TW8

Guide Price: **£2,250 PM**



Leslie & Co





About the property

What the owner loves:

The first I knew of 'The Dock' was when I came to visit a friend and I have to confess I thought the flats were a little bit dated. But as the saying goes, never judge a book by its cover....

Surrounded by water, views across the river to Kew Gardens, and situated next to Syon Park it really is a unique place to live.

Watching the sunrise across the river, sitting on the balcony, listening to the birds, the flat really is a heaven away from the hustle and bustle of life.

But it's close to Brentford High Street as well as public transport, so I've always felt I have the best of both worlds.

I will still be living on the dock and so looking not just for a tenant but a new nearby neighbour. I'm sure you'll love the flat as much as I have.

Key features

- Beautiful two-bedroom apartment
- Heating & hot water included
- Stunning waterfront location
- Sunny balcony with far-reaching views
- Off-street allocated secure parking
- Over 700 sq ft
- Gated riverside area
- Two genuine double bedrooms

Material information

- Council Tax Amount - £2041.02 (Band D)
- Guide Price - £2,250 PM

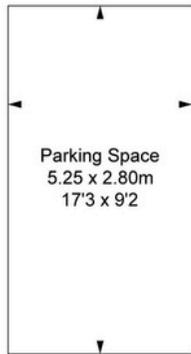


Numa Court, Justin Close, TW8

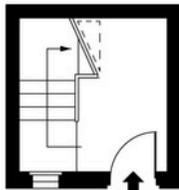
Approximate Gross Internal Area
 68.85 sq m / 741 sq ft



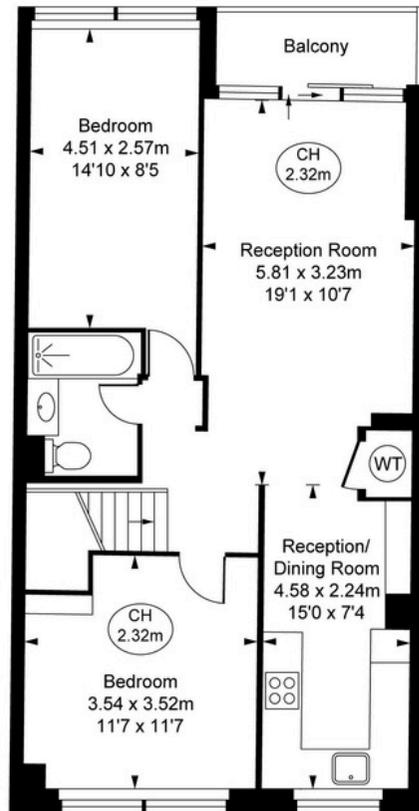
(Including restricted height
 under 1.5m (-----))
 (CH = Ceiling Heights)



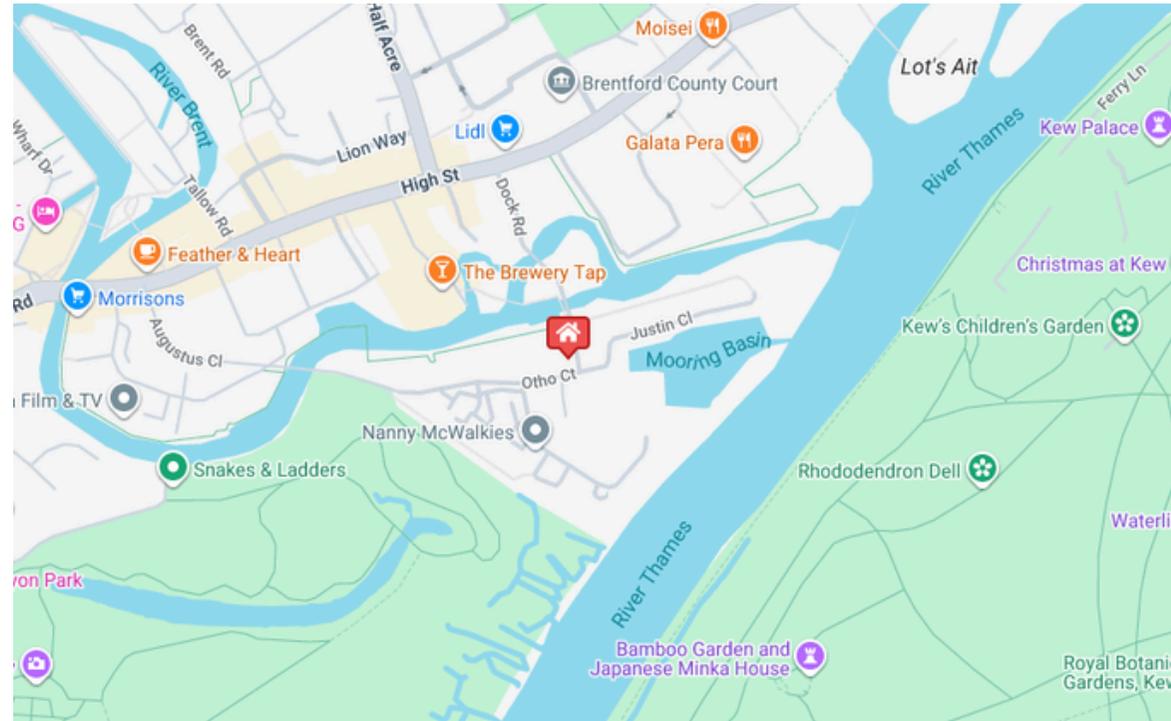
Ground Floor
 (Not shown in actual location or orientation)



Third Floor Entrance
 Approximate Gross Internal Area
 5.22 sq m / 56 sq ft



Fourth Floor
 Approximate Gross Internal Area
 63.63 sq m / 685 sq ft



Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 74 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

