



# For Sale

## Apartment

Justin Close | Brentford Docks | TW8

£2,400 PCM |

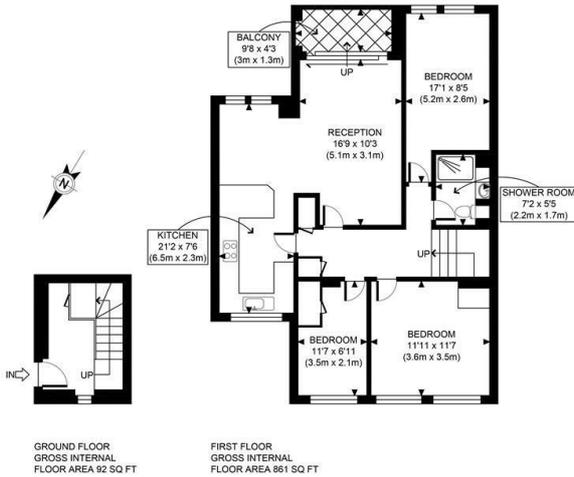
1 Reception | 3 Bedroom | 1 Bathroom

- Three Double Bedrooms
- Recently Refurbished
- Riverside Development
- Well Appointed Throughout
- Includes Allocated Parking
- Communal Gardens
- River Views
- Close to Local Amenities
- On Site 24 Hour Security

FREEDOM TO MOVE

  
*Hawks*





APPROX. GROSS INTERNAL FLOOR AREA 953 SQ FT / 89 SOM	Nero Court
<small>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do our best to ensure the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</small>	Site: 29/1021
	photoplan

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>64</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Spacious THREE bedroom apartment located with the ever popular and sought after Brentford Dock development with direct water views.

[www.brentforddock.com](http://www.brentforddock.com)

Benefits and features include:-

- \* A bright and well appointed living room leading to modern kitchen with appliances and breakfast bar
- \* Balcony
- \* 3 x Double Bedrooms
- \* Bathroom with overhead shower
- \* Hot water and Heating included within the rent
- \* 1 x Allocated Parking Space
- \* On site management, grounds maintenance and security office
- \* Unfurnished.

Available NOW



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Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-Free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.