QUILLIAM

Numa Court
Brentford

- Garage and Parking Space Included
- River Thames Views and Walks
- Bright and Spacious
- 24/7 Security with Patrols
- Kew Gardens Aspect
- South-Facing Balcony
- Potential to Add Value
- Located in Numa Court
- No Onward Chain
- Hot Water and Heating Included in Service Charge

£450,000

Leasehold

Property Description

Presenting this delightful apartment located in Numa Court at Brentford Dock, offering a perfect blend of comfort and convenience. This spacious apartment boasts a south-facing balcony that provides stunning views of the River Thames, allowing you to enjoy picturesque sunsets and the serene beauty of riverside living.

Spanning an impressive 814 square feet, the property features two well-proportioned bedrooms and a bright, spacious reception room, ideal for both relaxation and entertaining. The property is equipped with a modern bathroom and a spacious kitchen with plenty of potential to add value. Benefitting from ample parking, accommodating up to three vehicles, including a garage and a dedicated parking space. This is a rare find in such a desirable location.

Brentford Dock is renowned for its scenic walks along the River Thames, offering a tranquil escape from the hustle and bustle of city life. The area is well-connected, providing easy access to local amenities and transport links, making it a convenient base for both work and leisure. The 24/7 security with regular patrols ensures peace of mind, making it an excellent choice for those seeking a safe and secure environment. The property further benefits from hot water and heating included in the service charge.

With potential to add value, this apartment presents an exciting opportunity for buyers looking to invest in a property that combines modern living with a touch of classic charm. Whether you are a first-time buyer, a small family, or an investor, this apartment in Numa Court is not to be missed. Come and experience the unique lifestyle that Brentford Dock has to offer.

Accommodation

Hallway
13'10" x 5'5"

Reception Room
14'9" x 12'1"

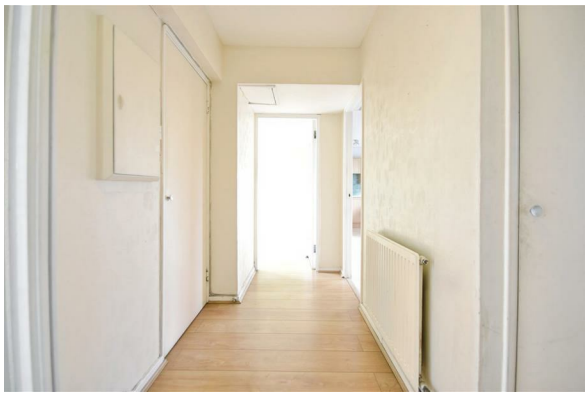
Balcony
14'6" x 4'4"

Kitchen
14'9" x 8'8"

Bedroom One
15'10" x 10'4"

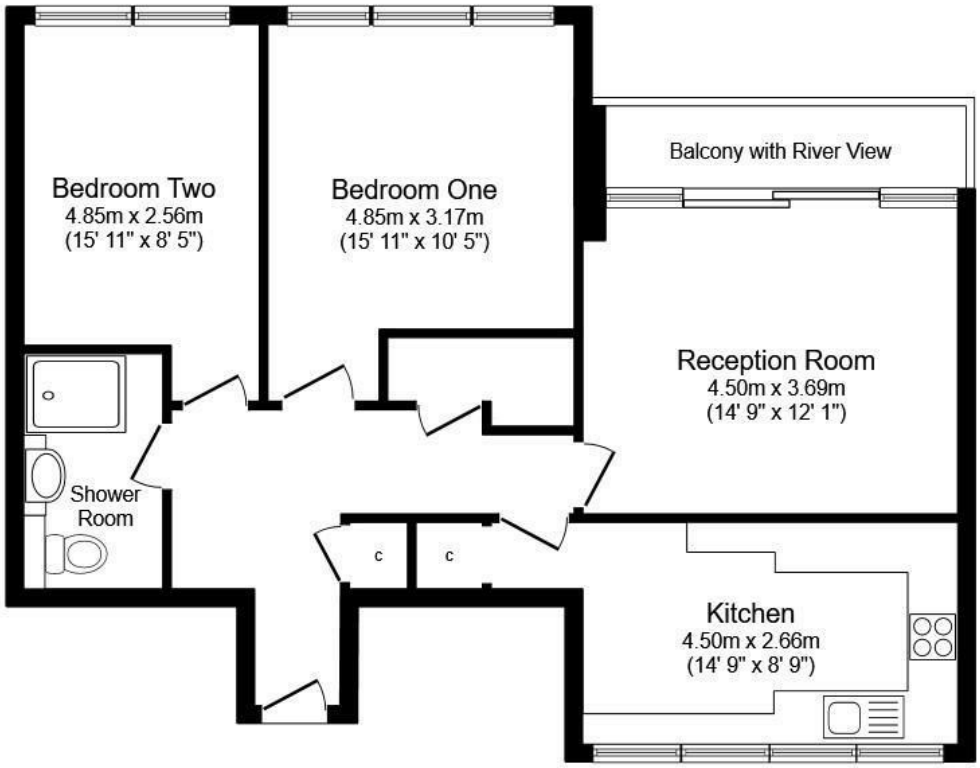
Bedroom Two
15'10" x 8'4"

Shower Room
7'0" x 5'5"



Property Information

We have been informed by our Vendor of the following information:
Tenure: Leasehold
Term of Lease: 999 years from 25/03/1978 (approximately 951 years remaining)
Service Charge £6,180 per annum, reviewed annually by the Management Company
Ground Rent £0 per annum
London Borough of Hounslow Council Tax Band: D
Council Tax Payable for 2025/26 £2,085 per annum
The annual Council Tax charge has been supplied in good faith and is for the period 2026/27. It will likely be reviewed and changed by the Local Authority the following year and could be subject to an increase after the end of March.
Parking: Allocated Garage and Parking Space

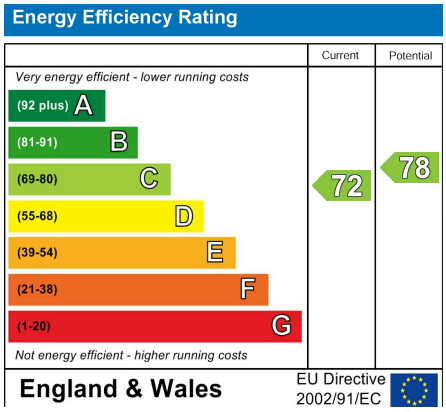


Third Floor

Floor area 75.7 sq.m. (814 sq.ft.)

Total floor area: 75.7 sq.m. (814 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



QUILLIAM
Since 1999

206 High Street
Brentford
TW8 8AH

020 8847 4737
info@quilliam.co.uk
https://www.quilliam.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements