



**WATCHFIELD COURT, SUTTON COURT ROAD, W4**  
£415,000

**Carter Jonas**

# WATCHFIELD COURT, SUTTON COURT ROAD, W4

A well-presented one-bedroom flat in this sought-after purpose-built building featuring a double bedroom with fitted wardrobes, bathroom, kitchen, and reception/dining room with French doors opening onto the southeast facing balcony. Further benefits include communal landscaped gardens, a porter and communal heating and hot water. A number of off-street parking spaces are available.

Ideally located just south of Chiswick High Road with its extensive transport links and shopping facilities.

## AMENITIES

- 1 Bedroom
- 1 Reception Room
- 1 Bathroom
- 496 Square Feet
- Upper Floor with Lift
- Balcony/Communal Garden
- Flat/Apartment

**TENURE** Share of Freehold

**LOCAL AUTHORITY** Hounslow

**EPC BAND** C

## A BRIGHT AND SPACIOUS 3RD FLOOR FLAT WITH LIFT IN THIS POPULAR PURPOSE-BUILT BUILDING WITH BALCONY

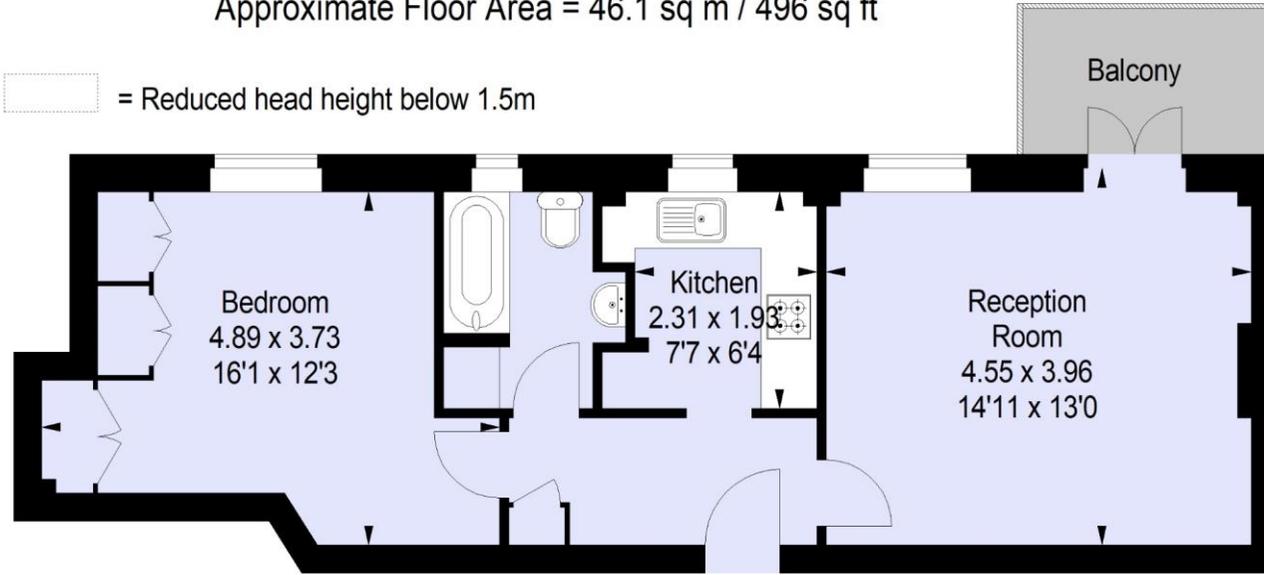




# Watchfield Court, W4

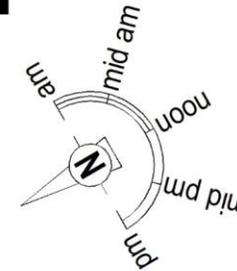
Approximate Floor Area = 46.1 sq m / 496 sq ft

 = Reduced head height below 1.5m



Third Floor  
46.1 sq m / 496 sq ft

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>	73	75
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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