



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

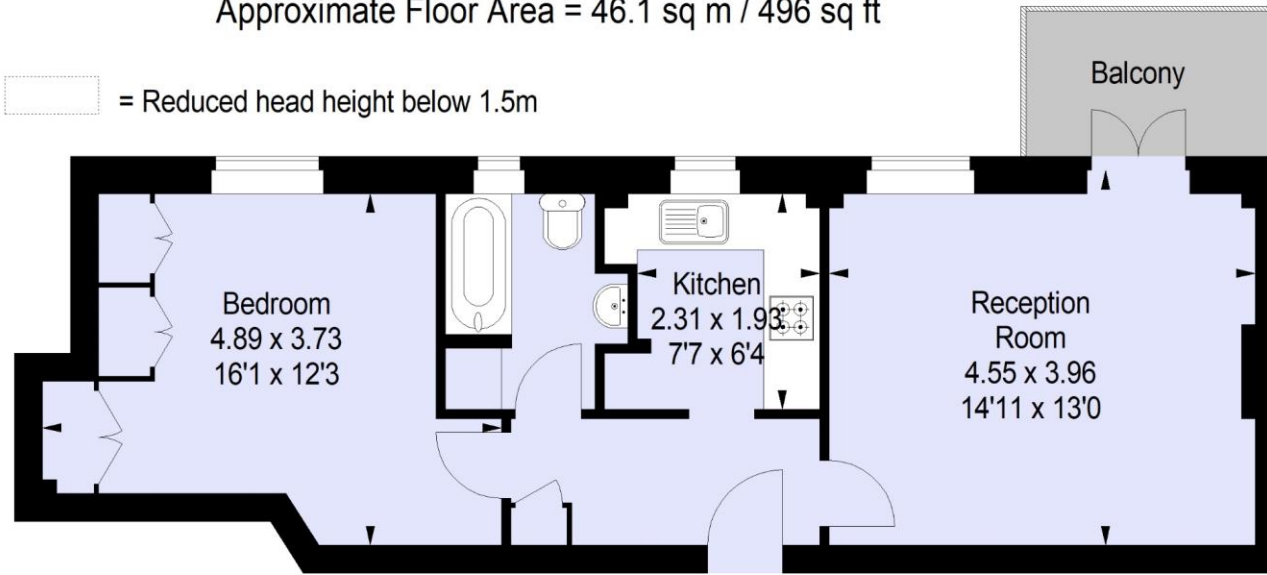




Watchfield Court, W4

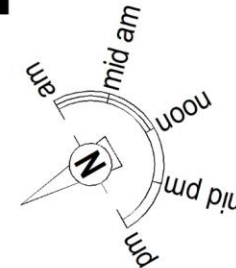
Approximate Floor Area = 46.1 sq m / 496 sq ft

 = 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		
(95+) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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