



£400,000 Leasehold

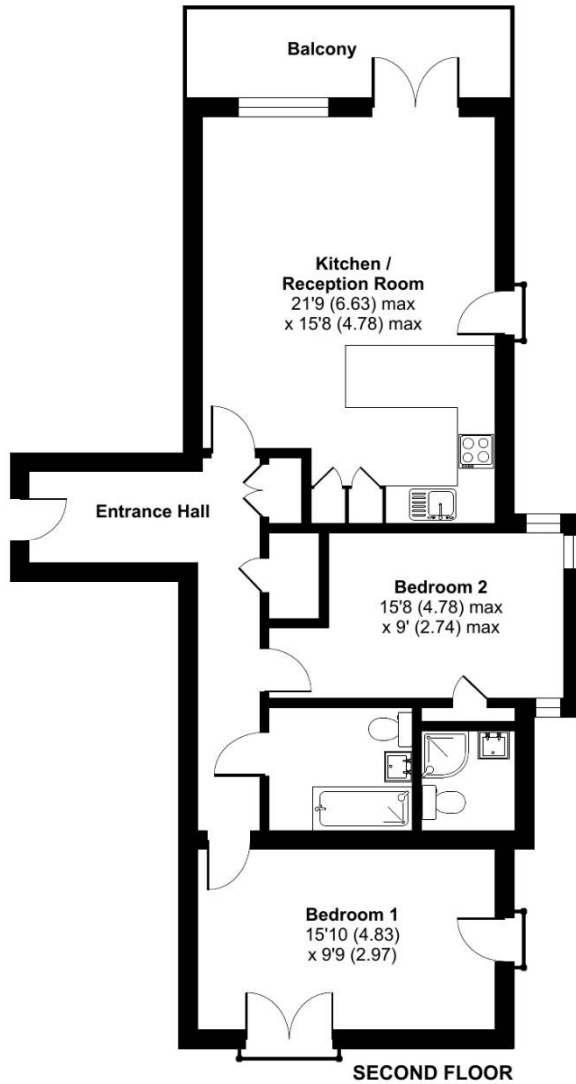
Deck Court, Tentlow Lane, Southall, UB2

Spacious 2-Bedroom Apartment with Stunning Waterside Views. A generously sized two double-bedroom, two-bathroom apartment set within a modern private development, offering beautiful canal views. The property is immaculately presented throughout and features a fully fitted open-plan kitchen and reception area, a large family bathroom, and a private balcony overlooking the water. Additional benefits include lift access and allocated private parking in a secure gated car park.

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Approximate Area = 850 sq ft / 79 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simple Estate Agents. REF: 1261928

Directions

UB3 3ES Coldharbour Ln, Hayes ? Follow Pump Ln, The Pkwy/A312 and Hayes Rd to Wentworth Rd in Hounslow 7 min (1.9 mi) ? Continue on Wentworth Rd. Take Thornclyffe Rd to Norwood Rd/A3005 in Southall 5 min (1.4 mi) ? Drive along Tentlow Ln/A4127 4 min (1.1 mi) ? Drive to your destination 12 sec (112 ft) UB2 4FD Southall

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	83
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.