



Ferry Lane, Brentford, TW8

Asking Price: £350,000

 Benham
& Reeves

Ferry Lane, Brentford, TW8

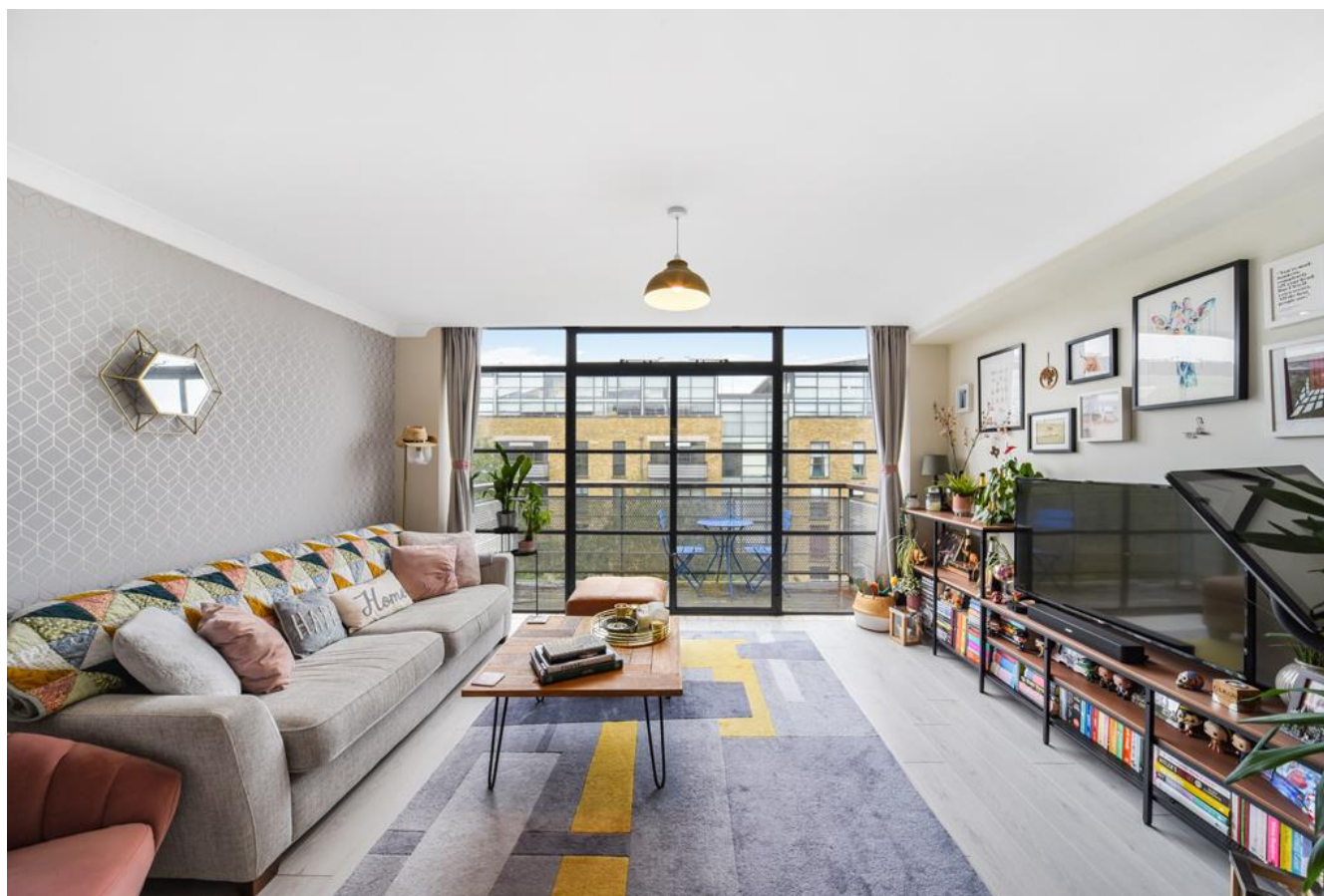
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Spanning an impressive 613 square feet is this well presented, one bedroom apartment. The apartment's double bedroom includes fitted wardrobes and the rest of the property consists a fully fitted kitchen with integrated appliances, a large open-plan reception room with French doors opening onto a river facing balcony and a spacious four-piece bathroom suite. Further benefits include wood-effect flooring, ample storage space and underground parking.

Ferry Quays is a riverside development on the banks of the River Thames. Renowned for its architecture and high-end amenities, the development offers concierge services and beautifully landscaped communal gardens. The development boasts stunning river views and provides easy access to local shops, restaurants and transport links, making it a sought-after location for both professionals and families.

The property also benefits from transport links being in close proximity to Brentford Station (0.7 miles) providing direct rail services to London Waterloo. The nearby A4/M4 motorway offers quick access to Central London, Heathrow Airport and the M25. Several bus routes serve the area, linking to surrounding neighbourhoods and central London. Additionally, Kew Bridge mainline station (0.8 miles) is a short stroll away, further enhancing its connectivity for commuters and travellers.





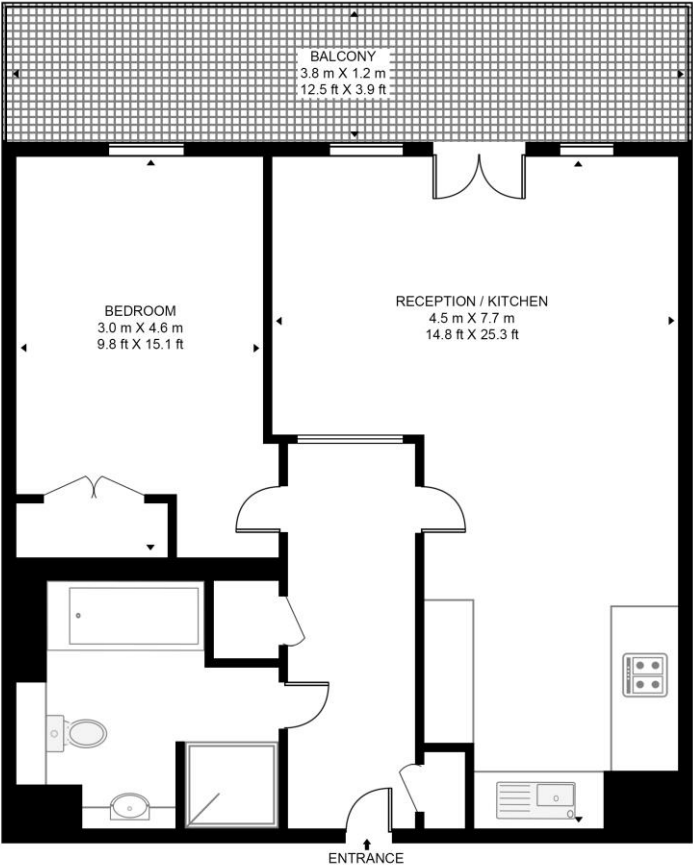
Property Features:

- One Bedroom
- One Bathroom
- Balcony
- River View
- Third Floor
- 613 Square Feet (Approx.)
- 24 Hour Concierge
- Communal Gardens
- Underground Car Park with one Right to Park Space
- Kew Bridge Station (0.8 Miles)
- Brentford Station (0.7 Miles)



FERRY LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA 613 SQ.FT (57 SQ.M)



THIRD FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£350,000
Tenure:	Leasehold Expires 31/12/2125 Approximately 101 Years Remaining
Ground Rent:	£150.00 (per annum) for the year 2024
Service Charge:	£6,400.00 (per annum) for the year 2024
Anticipated Rent:	£2,000.00 pcm Approx. 6.9 % Yield

Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: KEW240004

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