



Ferry Lane, Brentford, TW8

Asking Price: £335,000

 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.





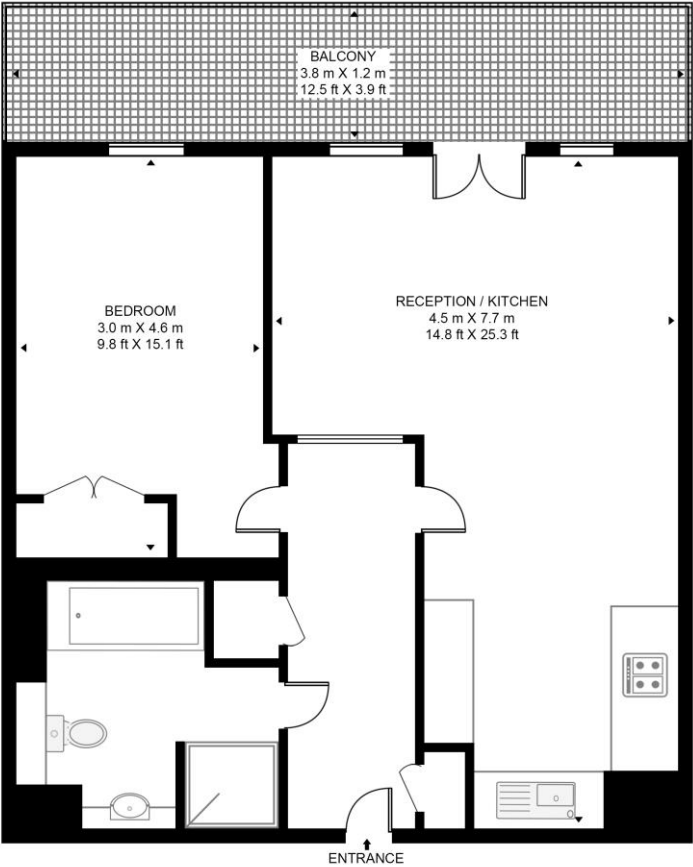
Property Features:

- 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: | £335,000 |
| 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. 7.2 % Yield |

Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: KEW240004

T: 02032823700

E: kew.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

