



# Kempton House, Heritage Walk, Brentford, TW8

Asking Price: £415,000

Benham  
& Reeves

# Kempton House, Heritage Walk, Brentford, TW8

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A well presented one bedroom flat spanning an approximate 570 square feet. With floor to ceiling windows throughout, you are never short of natural light. The living room is spacious with space for a dining area. The kitchen includes integrated SMEG appliances in addition to a dishwasher. The bedroom includes built-in wardrobes and carpeted flooring for added comfort. There is also a beautifully finished, fully tiled bathroom.

The development benefits from 24-hour concierge, communal gardens, underground parking and residents' gym. Kew Village is nearby and offers a fine selection of historic buildings, quaint pubs, trendy restaurants and boutique shops to explore.

Conveniently situated moments from Kew Bridge station which runs direct services to Waterloo in half an hour, the area is excellently connected. The A4/M4 is also nearby, providing motorists with convenient travel links in and out of London.





## Property Features:

- One Bedroom
- One Bathroom
- 570 Square Feet (Approx.)
- Modern Interior
- Concierge
- Kew Village Close By
- Kew Bridge Mainline (Zone 3) & Gunnersbury Over/Underground (Zone 3)



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**KEMPTON HOUSE, HERITAGE PLACE**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 570 SQ.FT (53 SQ.M)



SEVENTH FLOOR

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

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

## Terms & Conditions:

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

Asking Price:	£415,000
Tenure:	Leasehold Expires 02/05/2143 Approximately 118 Years Remaining
Ground Rent:	£360.00 (per annum) for the year 2024
Service Charge:	£2,684.40 (per annum) for the year 2024
Anticipated Rent:	£2,100.00 pcm Approx. 6.1 % Yield

## Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: KEW240102

T: 020 3282 3700

E: [kew.sales@benhams.com](mailto:kew.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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