



Quayside House, Kew Bridge Road, Brentford, TW8

Asking Price: £405,000



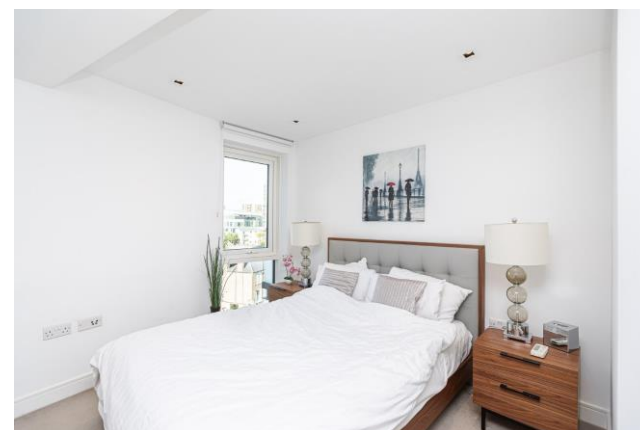
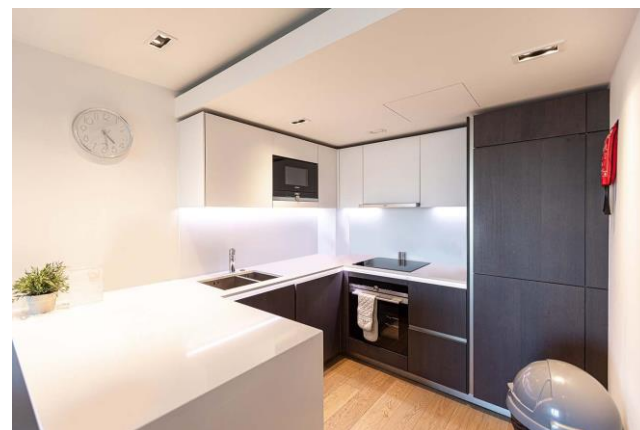
Quayside House, Kew Bridge Road, Brentford, TW8

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

This exceptional and bright one bedroom apartment spans 484 square feet (approximately) and comprises an open plan reception room with wooden floor and floor-to-ceiling windows that leads to a private balcony. There's a fully fitted kitchen with integrated appliances, good size bedroom with storage space and a fully tiled bathroom. Other benefits include air conditioning and underfloor heating and an underground right to park space.

The development features 24-hour concierge, communal garden, secure underground parking and residents' gym. Kew Village is nearby and offers a fine selection of historic buildings, country-like pubs, trendy restaurants, and boutique shops to explore. Located close to the River Thames makes it an ideal place to take a scenic stroll.

The property is located just a few moments away from Kew Bridge mainline station, which has direct services to Waterloo station in just 30 minutes. The property is also near the A4/M4, providing motorists with convenient travel links in and out of London.





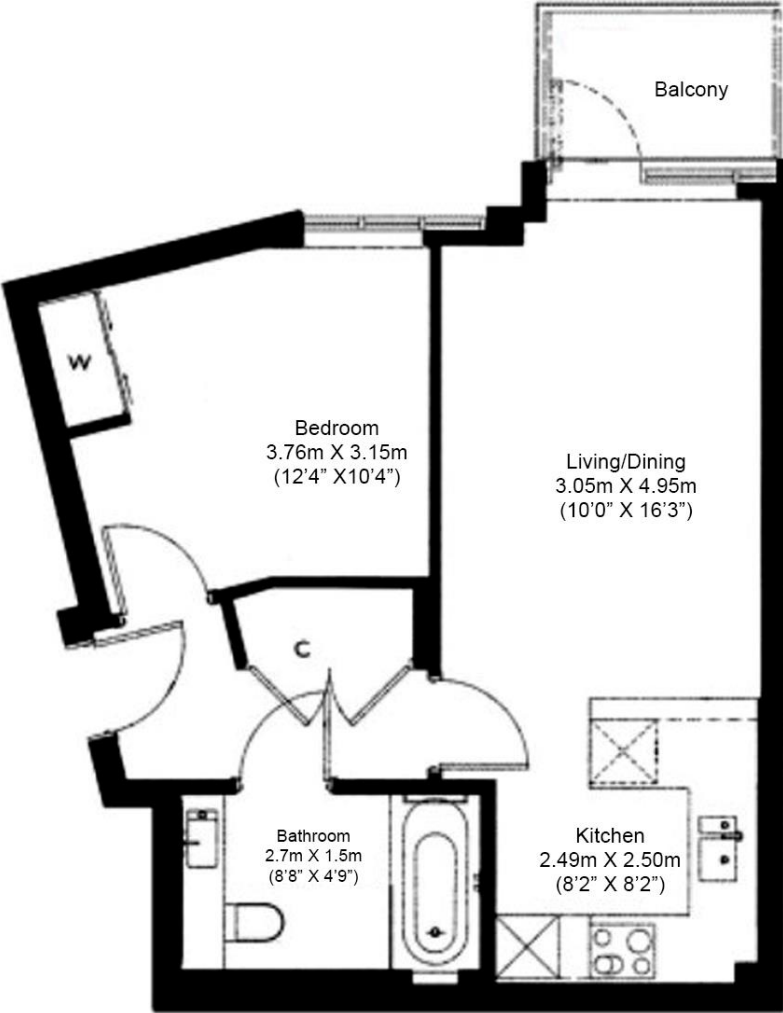
Property Features:

- One Bedroom
- One Bathroom
- Fifth Floor
- 484 Square Feet (Approx.)
- Balcony
- 24 Hour Concierge
- One Underground Right to Park Space
- Residents' Gym
- Communal Garden
- Kew Bridge Station (South Western Railway. Zone 3)



Total Gross Internal Area

45 Sq/m - 484 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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.

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Tenure: Leasehold
Expires 01/06/3010
Approximately 985 Years Remaining

Ground Rent: £200.00 (per annum)
Review Period: 20 years
Next: 2031
Increase: Double

Service Charge: £4,106.00 (per annum) for the year 2024

Anticipated Rent: £1,900.00 pcm
Approx. 5.4 % Yield

Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: NIN220309

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