



# Pump House Crescent, Brentford, TW8

Price Reduced to: £612,500

 Benham  
& Reeves

# Pump House Crescent, Brentford, TW8

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Immerse yourself in this bright and airy two bedroom apartment that spans an approximate 795 square feet. With wide, floor to ceiling windows throughout the entirety of the flat, you can never find yourself short of natural light from the apartments dual aspect that affords views over the developments central courtyard and beyond. The open-plan living room and kitchen has wooden flooring and has access to a large private balcony (Approximately 143 square feet in size). The kitchen features laminate worktops and high gloss units together with integrated (SMEG) appliances such as dishwasher, oven and built-in fridge freezer. The spacious principal bedroom includes a three piece en-suite bathroom, built-in wardrobes and carpet flooring, providing added comfort. Adjacent to the principal bedroom, there is a second double bedroom, also with built-in wardrobes and there is a family bathroom finished to a high standard. Added benefits include secure underground parking, gym and a CCTV enabled concierge.

Pump House Crescent in TW8 is a modern residential development located in the heart of Brentford, offering a mix of stylish apartments and townhouses. This vibrant community is set close to the picturesque River Thames, providing residents with scenic views and a peaceful living environment. The development is within walking distance of Brentford High Street, which offers a variety of shops, cafes, and restaurants, catering to diverse tastes and needs.

Conveniently located close to a variety of amenities on Brentford High Street. It also benefits from excellent transport links, with Kew Bridge Station (National Rail) and Gunnersbury station (District line and London Overground) located nearby.

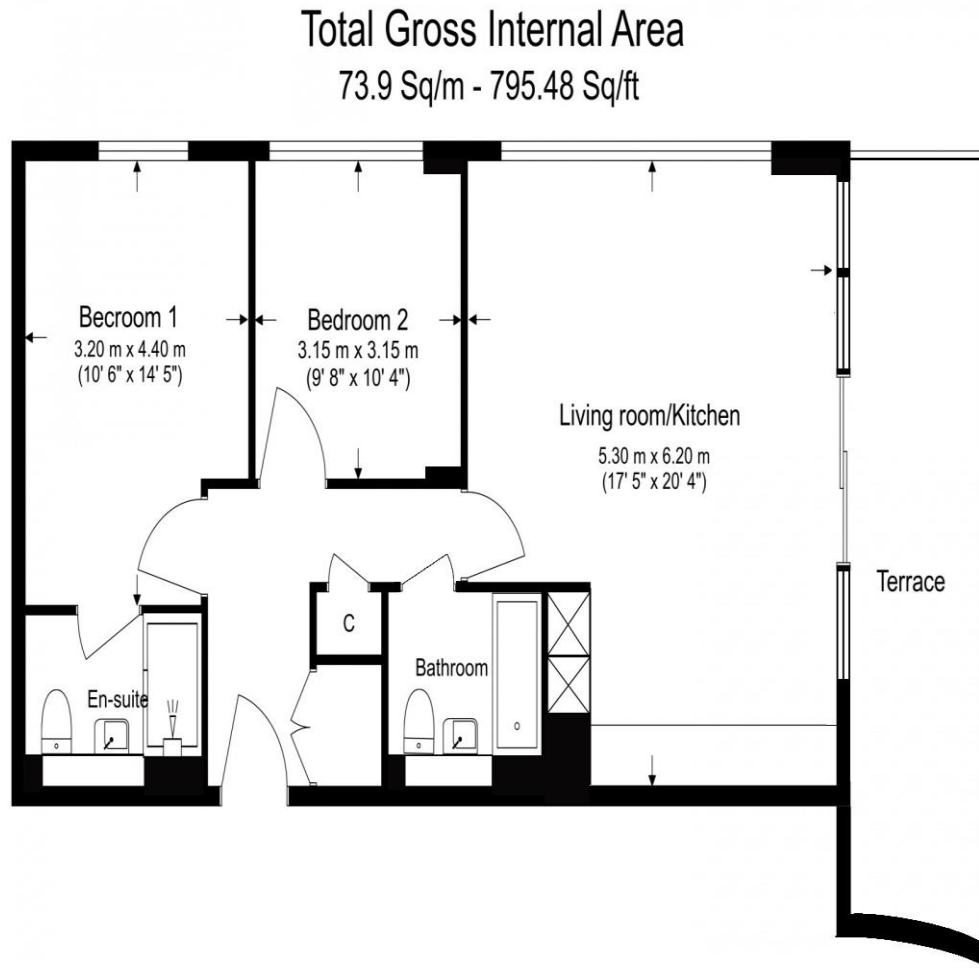




## Property Features:

- 2 Bedrooms
- 2 Bathrooms
- 795 Square Feet (Approx.)
- Large Balcony
- Underground Parking
- Concierge
- Berkeley Homes Development
- Kew Bridge Rail Station (0.1 miles) - National Rail





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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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:	£612,500
Tenure:	Leasehold Expires 31/12/3011 Approximately 987 Years Remaining
Ground Rent:	£300.00 (per annum) for the year 2024
Service Charge:	£3,000.00 (per annum) for the year 2024
Anticipated Rent:	£2,500.00 pcm Approx. 4.9 % Yield

## Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: KEW240008

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

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