



Kew Bridge Road, Brentford, TW8

Asking Price: £639,950

 Benham
& Reeves

Kew Bridge Road, Brentford, TW8

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A modern two bedroom, two bathroom flat spanning an approximate 788 square feet with two west facing private balconies. The flat comprises an open-plan living room and kitchen, two double bedrooms, a family bathroom and there is plenty of storage throughout. The living room is bright with floor to ceiling windows that lead to the balcony providing views of the river. The kitchen includes integrated appliance and is finished to a high standard. The principal bedroom includes a three piece en-suite bathroom and built-in wardrobes providing plenty of storage space. Both bedrooms have access to the second balcony. Additional benefits includes a right to park space.

Belvedere House residents benefit from a 24-hour concierge and residents' gym. Sainsbury's, Costa Coffee, Ait Riverside Bar is only a short walk away. The area of Kew is nearby and has a good selection of open spaces, charming restaurants, boutique shops and popular cafes.

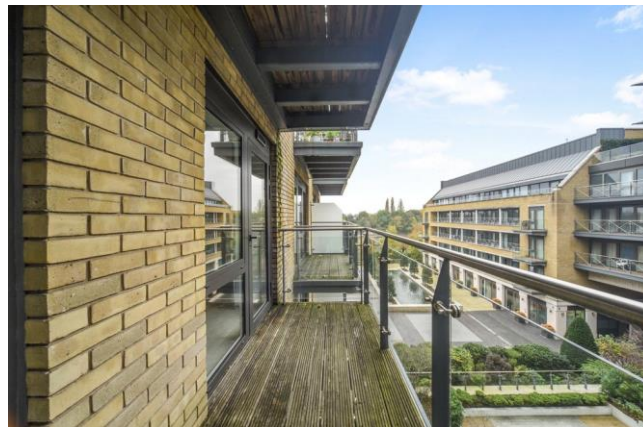
Residents also benefit from close access to the A4/M4, which has good transport links in and out of London and is just a 20 minute drive to Heathrow airport. The property is less than a minute's walk from Kew Bridge (South West Trains) mainline station which has direct services to Waterloo in just 30 minutes. Gunnersbury (District line) underground station is less than a mile away.



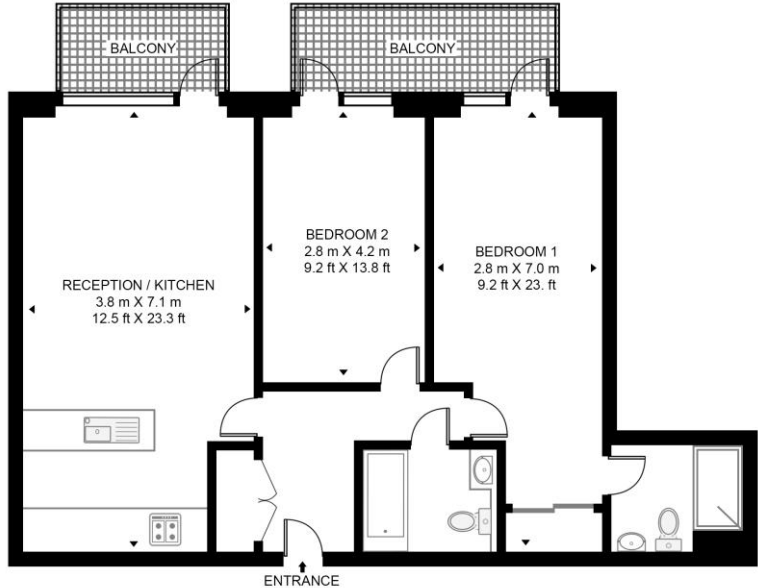


Property Features:

- Two Bedrooms
- Two Bathrooms
- Third Floor
- Secure Underground Parking
- 788 Square Feet (Approx.)
- 2 Private balconies
- 24 Hour Concierge
- Residents' Gym
- Kew Bridge Station (South Western Railway, Zone 3)



BELVEDERE, 8 KEW BRIDGE ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA 788 SQ.FT (73.2 SQ.M)



THIRD FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	82	84
(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	

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.
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Terms & Conditions:

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Asking Price:	£639,950
Tenure:	Leasehold Expires 31/05/3010 Approximately 985 Years Remaining
Ground Rent:	£300.00 (per annum) for the year 2024
Service Charge:	£300.00 (per annum) for the year 2024
Anticipated Rent:	£3,740.00 pcm Approx. 7 % Yield

Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: KEW240016

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