



# Allen House, Heritage Place, Brentford, TW8

Asking Price: £640,000

Benham  
& Reeves



# Allen House, Heritage Place, Brentford, TW8

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Spanning approximately 923 square feet is this fabulously presented two bedroom, two bathroom flat set in the newly built development of Heritage Walk. There are two generously proportioned double bedrooms, one with an en-suite shower room, both comes with built in wardrobes. You have a lovely living room capturing plenty of natural light throughout the day with its large floor to ceiling windows that leads onto your private south facing balcony. The open-plan kitchen includes integrated appliances and is finished to a high standard. Additionally, there is a three-piece family bathroom. Added benefits includes a right to park space and underfloor heating.

The Kew Bridge West development features a 24-hour concierge, residents' gym and business centre. The local areas of Kew and Brentford offer a good selection of open spaces, restaurants, boutique shops and popular cafes.

Residents also benefit from easy access to the A4/M4, which have good transport links in and out of London and is just a 20 minute drive to Heathrow airport. The property is moments from the world renowned Kew Gardens and Kew Bridge (South West Trains) mainline station, which has a direct service to Waterloo in approximately 30 minutes.





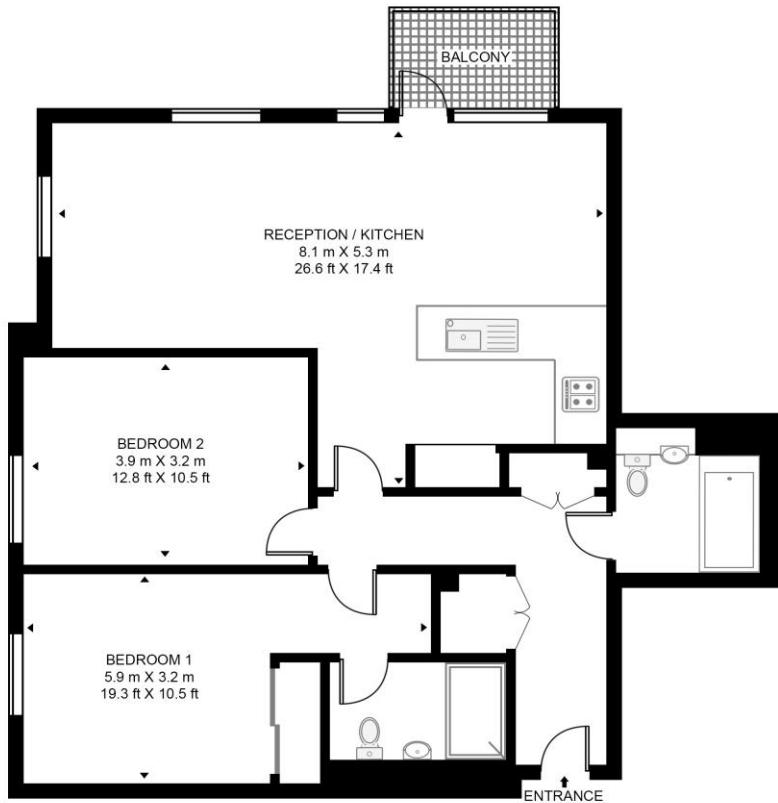
## Property Features:

- Two Bedrooms
- Two Bathrooms
- 1st Floor
- 923 Square Feet (Approx.)
- South Facing Balcony
- 24 Hour Concierge
- Communal Garden
- Residents' Gym
- Underground Secure Parking
- Kew Bridge Station (South Western Railway Zone 3)



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**ALLEN HOUSE, HERITAGE PLACE**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 923 SQ.FT (85.8 SQ.M)



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</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:	£640,000
Tenure:	Leasehold Expires 31/12/3011 Approximately 987 Years Remaining
Ground Rent:	£450.00 (per annum) for the year 2024
Service Charge:	£4,858.91 (per annum) for the year 2024
Anticipated Rent:	£2,656.00 pcm Approx. 5.0 % Yield

## Viewings:

All viewings are by appointment only through our Kew Office.

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

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