



Belvedere House, Kew Bridge Road, Brentford, TW8

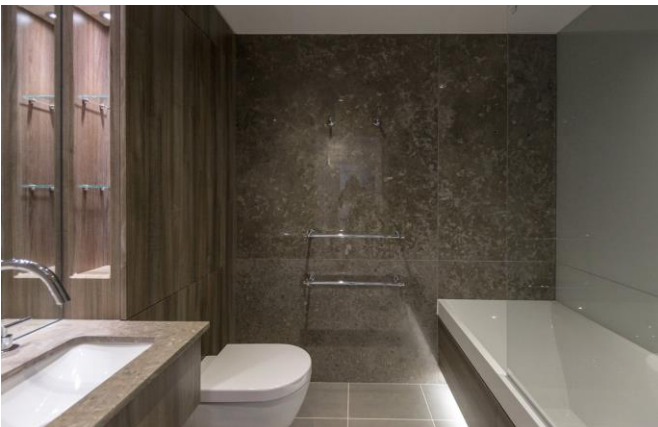
Asking Price: £725,000

Benham
& Reeves



Property Features:

- Two Bedrooms
- Two Bathrooms
- 819 Square Feet (Approx.)
- West-Facing Private Balcony
- Underground Secure Parking
- 24 Hour Concierge
- Business Centre
- Residents' Gym
- Communal Gardens
- Kew Bridge Station (South Western Railway. Zone 3)
- Gunnersbury Underground and Rail Station (District and Overground Lines. Zone 3 - Approx. 14 Minutes' Walk)



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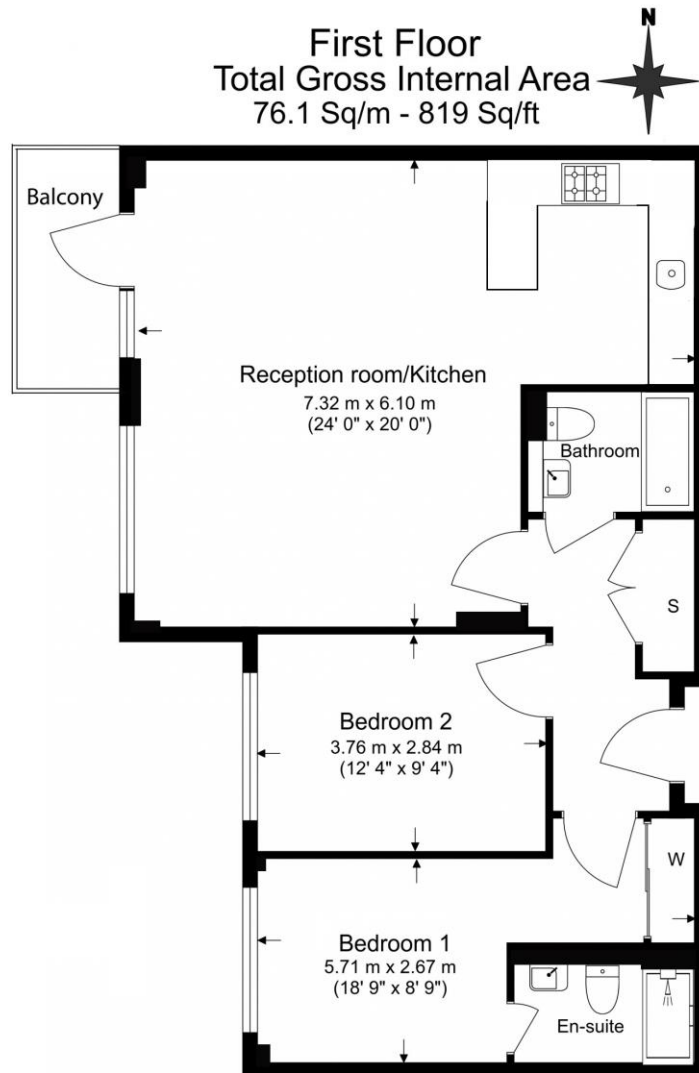
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A well-presented two bedroom apartment located on the first floor of a modern development in Belvedere House. Spanning an approximate 819 square feet, the large living/dining area includes oak engineered wood flooring and leads to a private west-facing balcony. There is a sleek fitted kitchen with integrated appliances such as fridge/freezer, hob, two ovens, dishwasher, microwave and a wine cooler. The main bedroom benefits from built-in wardrobes and a beautiful en-suite shower room. The further double bedroom is also a good size. The apartment further benefits from comfort cooling, underfloor heating, an extra storage cupboard in the hallway and carpets in the bedrooms for added comfort. A right to park in the development's secure underground car park is included.

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 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.





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

Terms & Conditions:

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

Asking Price:	£725,000
Tenure:	Leasehold Expires 31/05/3010 Approximately 985 Years Remaining
Ground Rent:	£200.00 (per annum) for the year 2024
Service Charge:	£6,000.00 (per annum) for the year 2024 (approx.)
Anticipated Rent:	£2,800.00 pcm Approx. 4.6% Yield

Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: KEW240076

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W: www.benhams.com

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