



Belvedere House, Kew Bridge Road, Brentford, TW8

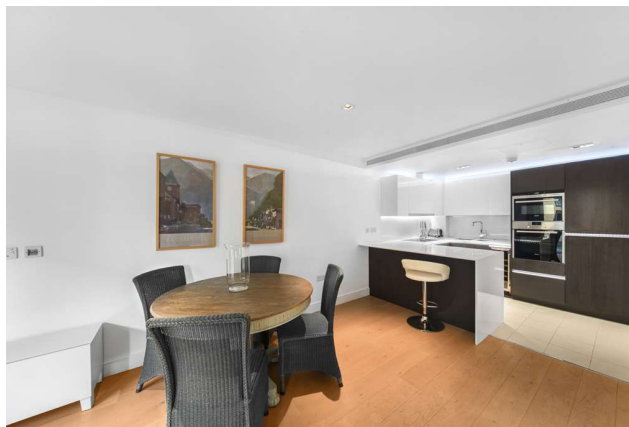
Asking Price: £725,000

Benham
& Reeves



Property Features:

- Two Bedrooms
- Two Bathrooms
- 813 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 813 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.

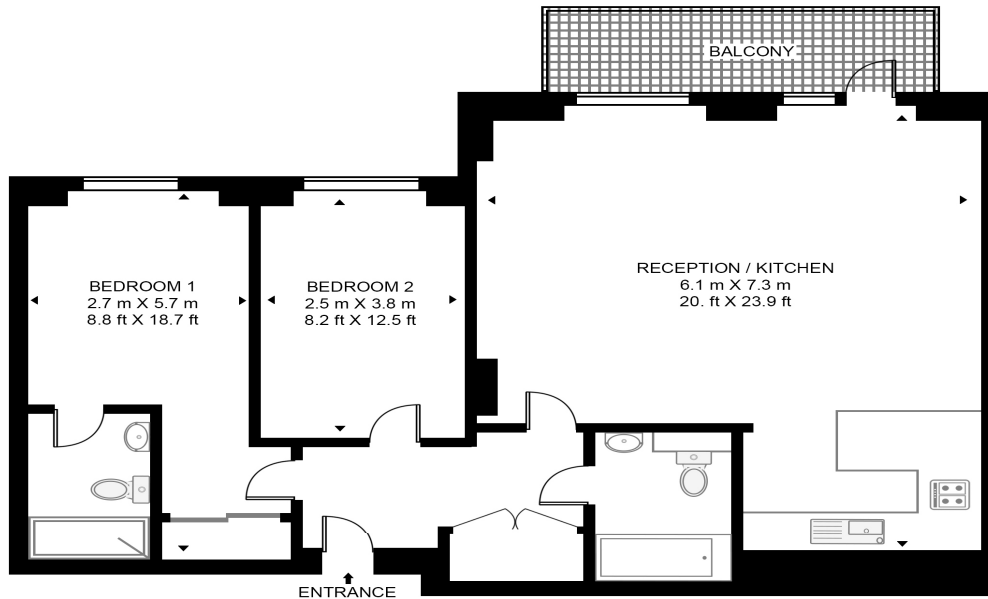
The area of Kew is nearby and has a good selection of open spaces, charming restaurants, boutique shops and popular cafes. Residents also benefit from close access to the A4/M4, which has good transport links in and out of London and is just a 20-minute drive to Heathrow airport. The property is less 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.



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BELVEDERE, 8 KEW BRIDGE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA 813 SQ.FT (75.5 SQ.M)



FIRST FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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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