



# Provenance House, Kew Bridge Road, Brentford, TW8

Asking Price: £750,000

 Benham  
& Reeves

# Provenance House, Kew Bridge Road, Brentford, TW8

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Spanning an approximate 884 square feet (approx.) is this third floor, two bedroom flat. There is a private west-facing balcony with views of the communal gardens and river and is accessible from all rooms. The open-plan living room has a U-shaped kitchen with integrated appliances and there is plenty of space for a dining area. The principal bedroom includes floor-to-ceiling windows, a three piece en-suite shower room and built-in wardrobes. The additional double bedroom also includes floor-to-ceiling windows and carpeted flooring for added comfort. Along the hallway, there is a utility room, storage cupboard and a family bathroom. Additional benefits include air conditioning, underfloor heating, a Sonos music system and a secure underground right to park space.

The development features 24-hour concierge, communal garden and a residents' gym. Kew Village is nearby and offers a fine selection of historic buildings, country-style pubs, trendy restaurants, and boutique shops to explore. Located close to the River Thames makes it an ideal place to take a scenic stroll.

The property is located just a few moments away from Kew Bridge mainline station, which has direct services to Waterloo station in just 30 minutes. The property is also near the A4/M4, providing motorists with convenient travel links in and out of London.





## Property Features:

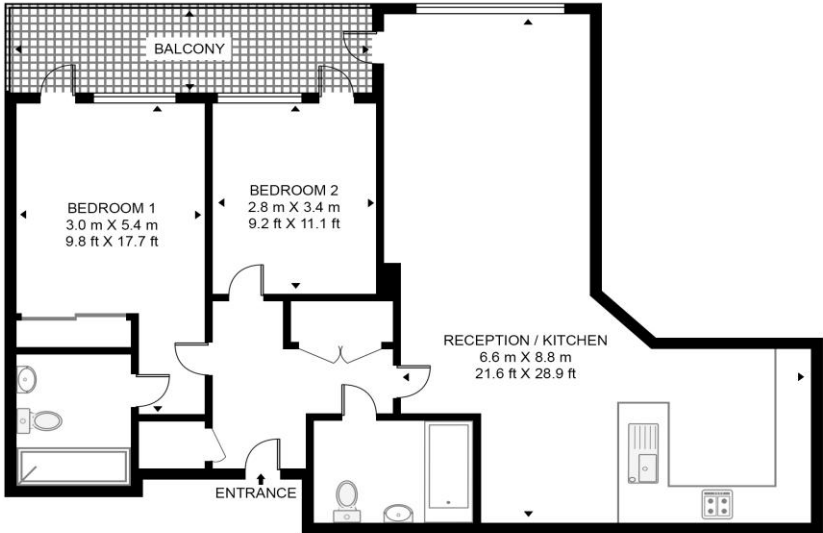
- Two Bedrooms
- Two Bathrooms
- Third Floor
- 884 Square Feet (Approx.)
- Private West-Facing Balcony
- Air Conditioning & Underfloor Heating
- 24 Hour Concierge
- Underground Right to Park
- Residents' Gym
- Kew Bridge Station (South Western Railway. Zone 3)




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**PROVENANCE HOUSE, KEW BRIDGE ROAD**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 884 SQ.FT (82.1 SQ.M)



THIRD FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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.  
 WWW: hdvirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdvirtualart.com

## Terms & Conditions:

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

Asking Price:	£750,000
Tenure:	Leasehold Expires 31/05/3010 Approximately 985 Years Remaining
Ground Rent:	£300.00 (per annum) for the year 2025
Service Charge:	£6,984.00 (per annum) for the year 2025
Anticipated Rent:	£3,200.00 pcm Approx. 5.1 % Yield

## Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: KEW250036

T: 020 3282 3700

E: [kew.sales@benhams.com](mailto:kew.sales@benhams.com)

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

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