



Allen House, Heritage Place, Brentford, TW8

Asking Price: £665,000

Benham
& Reeves

Allen House, Heritage Place, Brentford, TW8

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Spanning an approximate 894 square feet is this exceptional two bedroom, two bathroom apartment located on the third floor of Allen House, Kew Bridge West. This apartment comprises a spacious open-plan living/dining area with bespoke fitted kitchen with integrated appliances and access to a private balcony. The apartment also offers a spacious principal bedroom with built-in wardrobes and en-suite bathroom, an additional second double bedroom and a modern three piece family bathroom. A right to park space in the development's secure underground car park is included.

The 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 away 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.



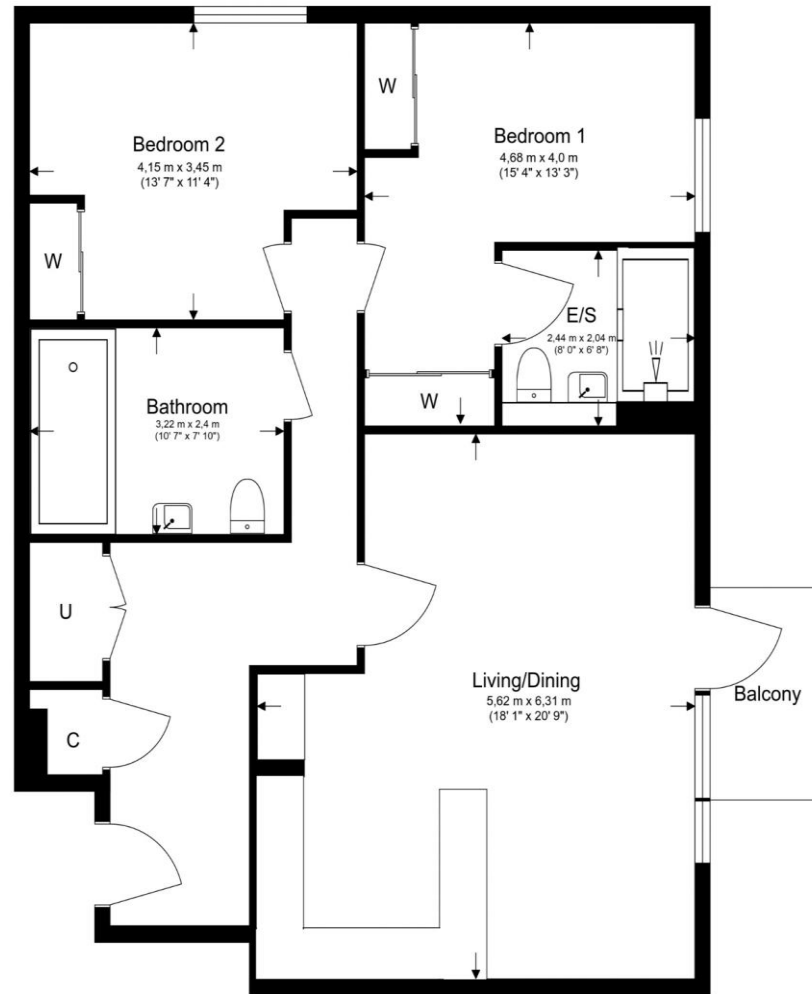


Property Features:

- Two Bedrooms
- Two Bathrooms
- Third Floor
- 894 Square Feet (Approx.)
- Balcony
- 24 Hour Concierge
- Communal Garden
- Residents' Gym
- Parking
- Kew Bridge Station (South Western Railway Zone 3)



Third Floor
 Total Gross Internal Area
 83.1 Sq/m - 894 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(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	

Terms & Conditions:

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

Asking Price:	£665,000
Tenure:	Leasehold Expires 01/01/3012 Approximately 987 Years Remaining
Ground Rent:	£450 (per annum) for the year 2023
Service Charge:	£6000 (per annum) for the year 2023
Anticipated Rent:	£2,487 pcm Approx. 4.5 % Yield

Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: NIN230172

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