



Strand House, Kew Bridge Road, Brentford, TW8

Asking Price: £1,200,000

 Benham
& Reeves

Strand House, Kew Bridge Road, Brentford, TW8

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

This stunning three bedroom, three bathroom apartment spans an impressive 1,227 square feet (approx.) and boasts a generous private terrace and balcony with breathtaking river views. The dual-aspect open-plan living area and kitchen are bathed in natural light, thanks to expansive floor-to-ceiling windows that enhance the sense of space and elegance. The beautifully designed kitchen features high-end integrated appliances, ensuring both style and functionality. Each of the three double bedrooms is generously proportioned, with two offering built-in wardrobes and luxurious en-suite bathrooms. The second bedroom also enjoys direct access to the terrace, creating a seamless indoor-outdoor living experience. Additional highlights include a right to park space and a spacious utility room conveniently located along the corridor.

Kew Bridge residents benefit from a 24-hour concierge and residents' gym. Sainsbury's, Costa Coffee and Ait Riverside Bar are 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's 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.





Property Features:

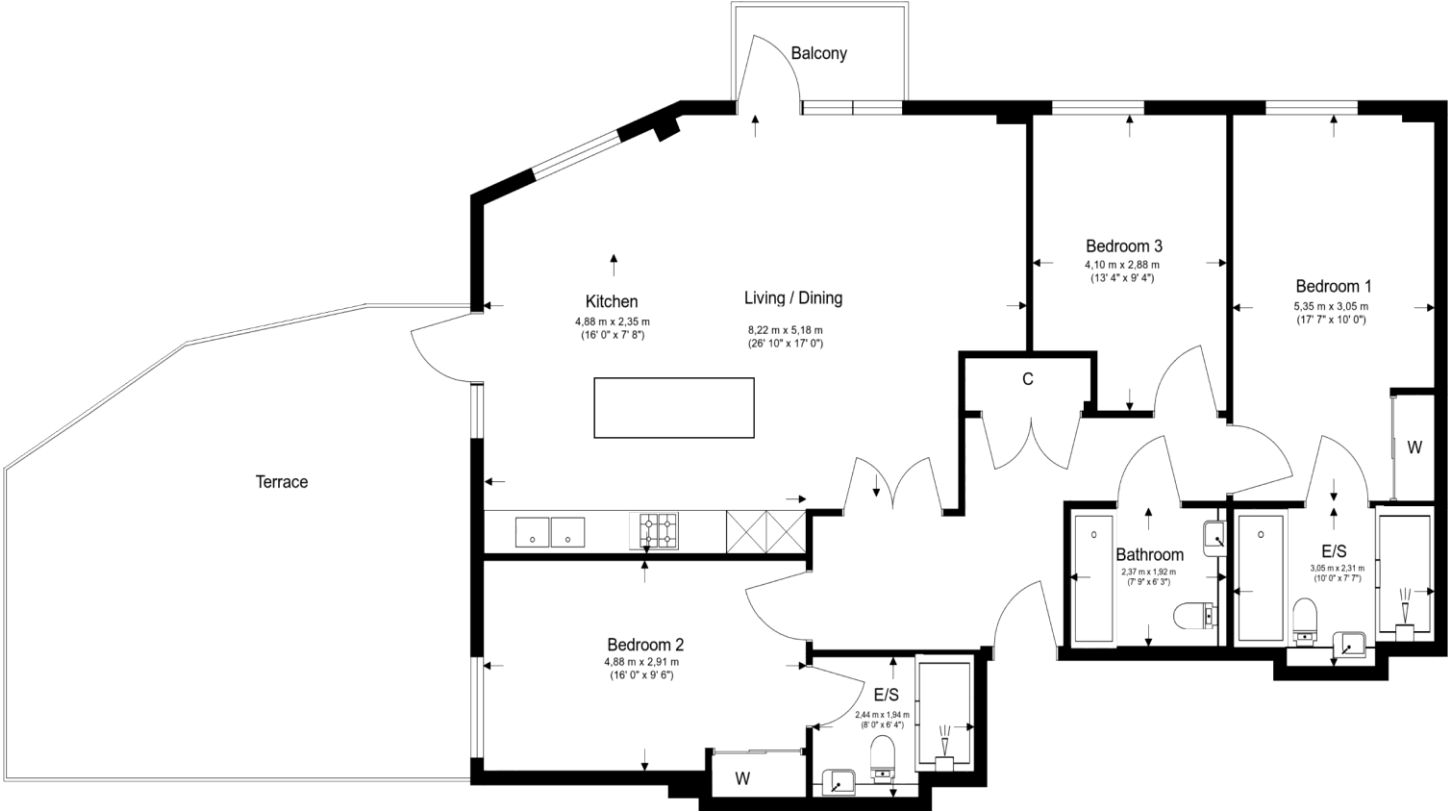
- Three Bedrooms
- Three Bathrooms
- Fourth Floor
- 1227 Square Feet (Approx.)
- Secure Underground Parking
- Private Terrace
- Riverside Location
- 24-Hour Concierge, Residents' Gym
- 0.1 Miles from Kew Bridge Station



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Total Gross Internal Area
114 Sq/m - 1227 Sq/ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	83
(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	

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.

Terms & Conditions:

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

Asking Price:	£1,200,000
Tenure:	Leasehold Expires 31/05/3010 Approximately 985 Years Remaining
Ground Rent:	£375.00 (per annum) for the year 2025
Service Charge:	£10,164.20 (per annum) for the year 2025
Anticipated Rent:	£3,900.00 pcm Approx. 3.9 % Yield

Viewings:

All viewings are by appointment only through our Kew Office.

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