



# Kempton House, Heritage Place, Brentford, TW8

Asking Price: £420,000

Benham  
& Reeves

# Kempton House, Heritage Place, Brentford, TW8

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A well presented one bedroom flat spanning an approximate 542 square feet. The flat comprises an open-plan living room and kitchen, the living room includes large floor to ceiling windows that bring in plenty of light and leads onto the private balcony with views of the communal gardens. The kitchen includes integrated appliances and is finished to a good standard. The bedroom is well proportioned and spacious with built-in wardrobes that provide plenty of storage and there is also a fully tiled three piece bathroom. Additional benefits include a right to park space.

The development benefits from 24-hour concierge, communal gardens, underground parking and residents' gym. Kew Village is nearby and offers a fine selection of historic buildings, quaint pubs, trendy restaurants and boutique shops to explore.

The development is conveniently situated moments from Kew Bridge station, which runs direct services to Waterloo in half an hour. The A4/M4 is also nearby providing motorists with convenient travel links in and out of London.





## Property Features:

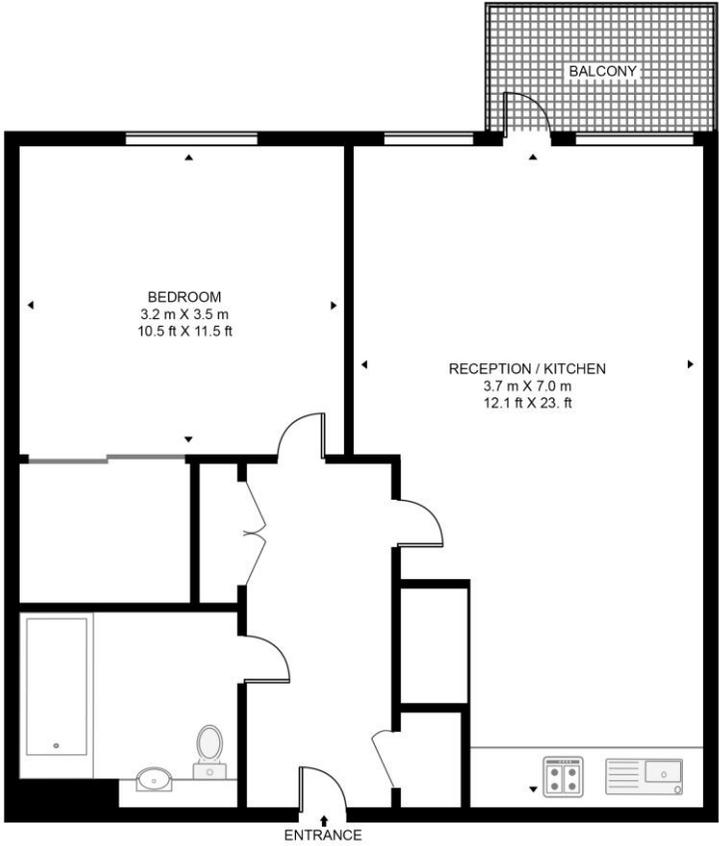
- 1 Bedroom
- 1 Bathroom
- 542 Square Feet (Approx.)
- Private Balcony
- Modern Interior
- Concierge
- Kew Village Close by
- Kew Bridge Mainline (Zone 3) & Gunnersbury Over/Underground (Zone 3)



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**KEMPTON HOUSE, HERITAGE PLACE**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 542 SQ.FT (50.4 SQ.M)



SIXTH 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.

## Terms & Conditions:

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

Asking Price:	£420,000
Tenure:	Leasehold Expires 31/12/3011 Approximately 987 Years Remaining
Ground Rent:	£350.00 (per annum) for the year 2024
Service Charge:	£3,072.51 (per annum) for the year 2024
Anticipated Rent:	£2,100.00 pcm Approx. 6 % Yield

## Viewings:

All viewings are by appointment only through our Kew Office.

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