



Quayside House, Kew Bridge Road, Brentford, TW8

Asking Price: £425,000



Quayside House, Kew Bridge Road, Brentford, TW8

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

This well presented, bright, one bedroom apartment comprises an open-plan reception room with wooden floor and floor-to-ceiling windows that lead to a private Juliet balcony. There's a fully fitted kitchen with integrated appliances, good size bedroom with built-in wardrobes and a fully tiled bathroom. Other benefits include air conditioning and underfloor heating.

The development further benefits from 24-hour concierge, communal garden, secure underground parking with Right to Park 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. Kew Bridge West's location, 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 within easy reach of the A4/M4, providing motorists with convenient travel links in and out of London.





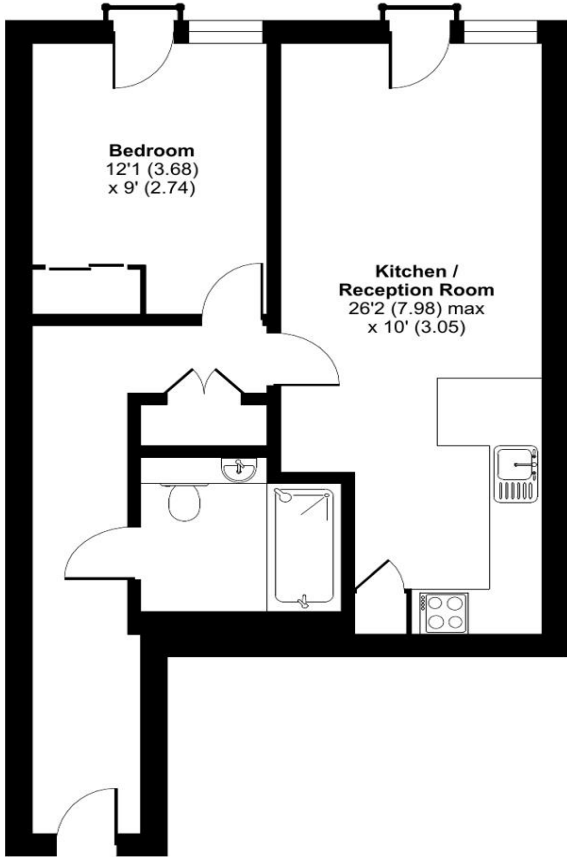
Property Features:

- One Bedroom
- One Bathroom
- Fifth Floor
- 547 Square Feet (Approx.)
- 24 Hour Concierge
- Residents' Gym & Communal Gardens
- Underground Car Park with one Right to Park Space
- Kew Bridge Station



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Approximate Area = 547 sq ft / 50.8 sq m
For identification only - Not to scale



FIFTH FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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:	£425,000
Tenure:	Leasehold Expires 01/06/3010 Approximately 985 Years Remaining
Ground Rent:	£225.00 (per annum) for the year 2024
Service Charge:	£4,578.22 (per annum) to June 2024
Anticipated Rent:	£2,200.00 pcm Approx. 6.2 % Yield

Viewings:

All viewings are by appointment only through our Kew Office.

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