



# Aitons House, Pump House Crescent, Brentford, TW8

Asking Price: £400,000

 Benham  
& Reeves

# Aitons House, Pump House Crescent, Brentford, TW8

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Spanning an approximate 544 square feet, this well-presented one bedroom apartment benefits from modern decoration throughout. Comprising a large open-plan reception room with wooden floors and floor-to-ceiling windows which lead to a private balcony with pretty views of the communal gardens. There's a fully fitted kitchen, a good-sized bedroom with storage space, and a sleekly designed family bathroom. Added benefit includes allocated parking.

Kew Bridge West offers a 24-hour concierge and a residents' gymnasium. The local area is steeped in historic value with museums and 18th-century pubs. Other nearby areas of interest include the scenic Strand-on-the-Green and Richmond.

The Kew Bridge Development is located in the leafy green area near Kew Bridge. The property is 0.3 miles from Kew Bridge mainline station (Zone 3), which has services to Waterloo and Victoria in just 30 minutes, and local buses also serve the area.





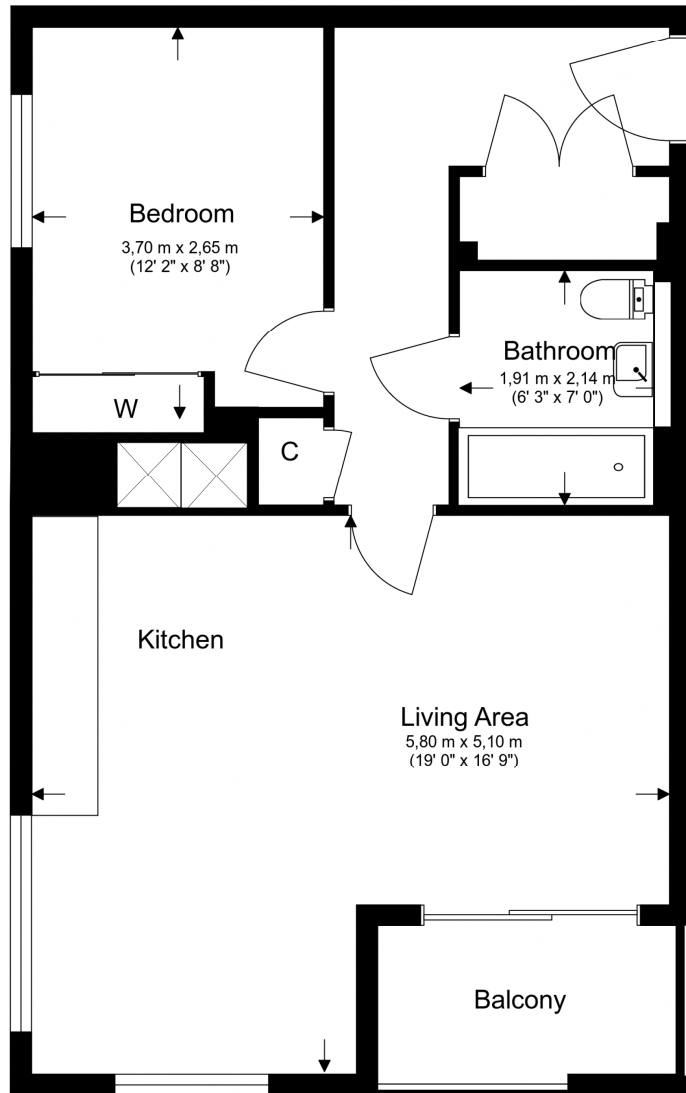
## Property Features:

- One Bedroom
- One Bathroom
- 544 Square Feet Approx.
- Private Balcony
- Allocated Parking
- Second Floor
- Concierge
- Gymnasium
- Kew Bridge Station (Zone 3)



# Aitons House, Pump House Crescent, Brentford, TW8

Total Gross Internal Area  
50.5 Sq/m - 544 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Terms & Conditions:

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

Asking Price:	£400,000
Tenure:	Leasehold Expires 31/12/3011 Approximately 985 Years Remaining
Ground Rent:	£500.00 (per annum) for the year 2025
Service Charge:	£2,797.00 (per annum) for the year 2025
Anticipated Rent:	£2,105.00 pcm Approx. 6.3% Yield

## Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: KEW240029

T: 020 3282 3700

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

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

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

