



## Aitons House, Pump House Crescent, Brentford, TW8

Asking Price: £399,950

 Benham  
& Reeves



# Aitons House, Pump House Crescent, Brentford, TW8

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Spanning an approximate 547 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 south-east facing balcony with pretty tree views. There's a fully fitted kitchen, good size bedroom with storage space, and a sleekly designed family bathroom.

Other benefits include 24-hour concierge, high quality fixtures and fittings commensurate with a five-star hotel, residents' gym and an underground parking space. 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 just a stone's throw away from Kew Bridge mainline station (Zone 3), which has services to Waterloo and Victoria in just 30 minutes, local buses also serve the area.





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## Property Features:

- One Bedroom
- One Bathroom
- 547 Square Feet Approx.
- Private South-East Facing Balcony
- Allocated Parking
- Second Floor
- Concierge
- Gym
- Kew Bridge Station (Zone 3)

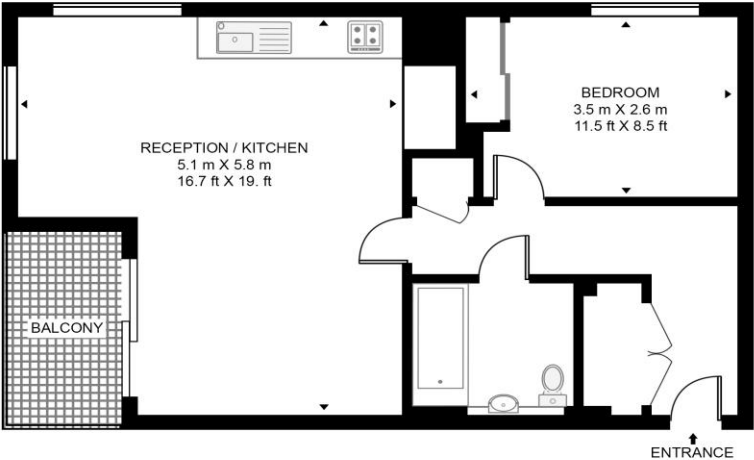





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AITONS HOUSE, HERITAGE WALK, TW8  
APPROXIMATE GROSS INTERNAL FLOOR AREA 547 SQ.FT (50.8 SQ.M)



SECOND FLOOR

| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92+) A                                     |   |           |
| (81-91) B                                   | 82  | 82        |
| (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  |           |

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.  
WWW: [hdvirtualart.com](http://hdvirtualart.com) | TEL: 0203.974.1567 | EMAIL: [info@hdvirtualart.com](mailto:info@hdvirtualart.com)



## Terms & Conditions:

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

|                   |  |
|-------------------|--|
| Asking Price:     | £399,950   |
| Tenure:           | Leasehold<br>Expires 31/12/3011<br>Approximately 986 Years Remaining |
| Ground Rent:      | £500.00 (per annum)<br>for the year 2025                             |
| Service Charge:   | £2,797.02 (per annum)<br>for the year 2025                           |
| Anticipated Rent: | £2,200.00 pcm<br>Approx. 6.6 % Yield                                 |

## Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: KEW240030

T: 020 3282 3700

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

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

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