



## Pump House Crescent, Brentford, TW8

Price Reduced to: £375,000

 Benham  
& Reeves

# Pump House Crescent, Brentford, TW8

 1 Bedroom  1 Bathroom  Leasehold

Spanning an approximate 534 square feet is this wonderfully presented one bedroom flat. The open-plan living room/kitchen is of good size and shape, and the kitchen area is beautifully finished to a high standard. The private balcony is also accessible through the living room and has large windows capturing plenty of natural daylight. The double bedroom is also of a good size and includes built-in wardrobes. Additionally, there is a storage cupboard and the family bathroom along the hallway. Further benefits include an allocated parking space.

Other benefits include a 24-hour concierge, high-quality fixtures and fittings commensurate with a five-star hotel, a 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 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:

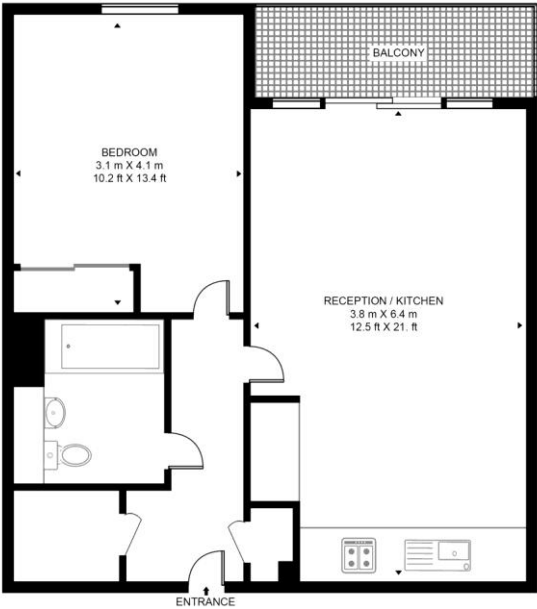
- One Bedroom
- One Bathroom
- 534 Square Feet Approx.
- Private Balcony
- Allocated Parking
- Fifth Floor
- Concierge
- Gym
- Kew Bridge Station (Zone 3)



# Pump House Crescent, Brentford, TW8



AITONS HOUSE, HERITAGE WALK  
APPROXIMATE GROSS INTERNAL FLOOR AREA 534 SQ.FT (49.6 SQ.M)



FIFTH FLOOR

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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 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.

Price Reduced to:	£375,000
Tenure:	Leasehold Expires 31/12/3011 Approximately 986 Years Remaining
Ground Rent:	£250.00 (per annum) Increase: By RPI for the relevant year
Service Charge:	£2,800.00 (per annum) for the year 2025
Anticipated Rent:	£1,800.00 pcm Approx. 5.8% Yield

## Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: KEW250078

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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