



# Rothschild House, Kew Bridge Road, Brentford, TW8

Asking Price: £760,000

 Benham  
& Reeves



# Rothschild House, Kew Bridge Road, Brentford, TW8

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

*\*With Parking Included\** A luxury and well-presented two bedroom apartment located on the first floor of a modern development in Rothschild House, Kew Bridge. Spanning an approximate 1315 square feet, this apartment comprises a large living/dining area, access to a private balcony offering beautiful courtyard views, a sleek fitted kitchen with integrated appliances such as fridge/freezer, hob, oven, dishwasher and microwave. A large modern breakfast bar is also included.

This apartment also offers a larger than average main bedroom with floor to ceiling wardrobes, carpeted flooring and a tiled finish to the en-suite shower room. The second bedroom also has a carpet finish and has ample space for storage. This property also includes two storage/utility cupboards, built-in Sonos sound system, video entry-phone system and is neutrally decorated throughout and will be offered on a fully furnished basis.

Rothschild House residents benefit from a 24-hour concierge and residents' gym. Sainsbury's, Costa Coffee, Ait Riverside Bar is only a short walk away. The area of Kew is nearby and has a good selection of open spaces, charming restaurants, boutique shops and popular cafes. Residents also benefit from close access to the A4/M4, which has good transport links in and out of London and is just a 20-minute drive to Heathrow airport. The property is less than a minute walk from Kew Bridge (South West Trains) main line station which has direct services to Waterloo in just 30 minutes. Gunnersbury (District line) underground station is less than a mile away.



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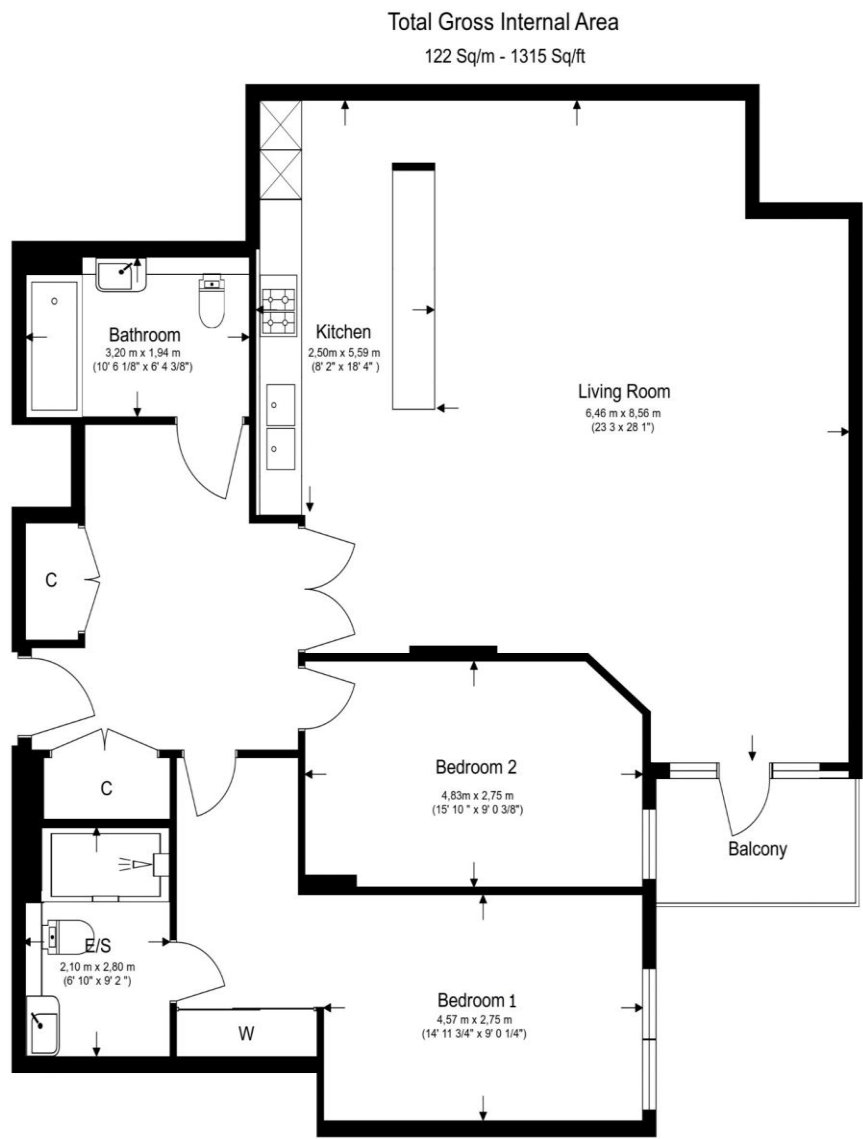


## Property Features:

- Allocated Parking Space
- Two Bedrooms
- Two Bathrooms
- First Floor
- 1315 Square Feet (Approx.)
- Private Balcony Overlooking Courtyard
- 24-Hour Concierge and Residents' Gym
- Kew Bridge Station (Zone 3)



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	86	86
(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>		
Not energy efficient - higher running costs		
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:	£760,000
Tenure:	Leasehold Expires 01/06/3010 Approximately 986 Years Remaining
Ground Rent:	£325.00 (per annum) Review period: 20 years Next: 2031
Service Charge:	£10,209.80 (per annum) to June 2024
Anticipated Rent:	£3,000.00 pcm Approx. 4.7 % Yield

## Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: BEA220106

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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