



Kempton House, Heritage Place, Brentford, TW8

Asking Price: £700,000

Benham
& Reeves

Kempton House, Heritage Place, Brentford, TW8

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A stylish two bedroom, two bathroom apartment set within Kempton House, Heritage Walk. The apartment comprises an open-plan reception room with wooden flooring and glass doors leading to a private balcony offering views over the communal garden. There is a fully fitted kitchen with integrated appliances, a good size double bedroom with a walk-in wardrobe and an en-suite shower room, a second double bedroom also with fitted wardrobes and a family bathroom. The apartment spans an approximate 815 square feet, is located on the fourth floor with two balconies and is perfect for an investor or for someone looking for a home.

The development benefits from 24-hour concierge, communal gardens, underground parking and residents' gymnasium. Kew Village is nearby and offers a fine selection of historic buildings, quaint pubs, trendy restaurants and boutique shops.

Heritage Walk is conveniently situated moments away from Kew Bridge station, which runs direct services to Waterloo. The A4/M4 is also nearby providing motorists with convenient travel links in and out of London.



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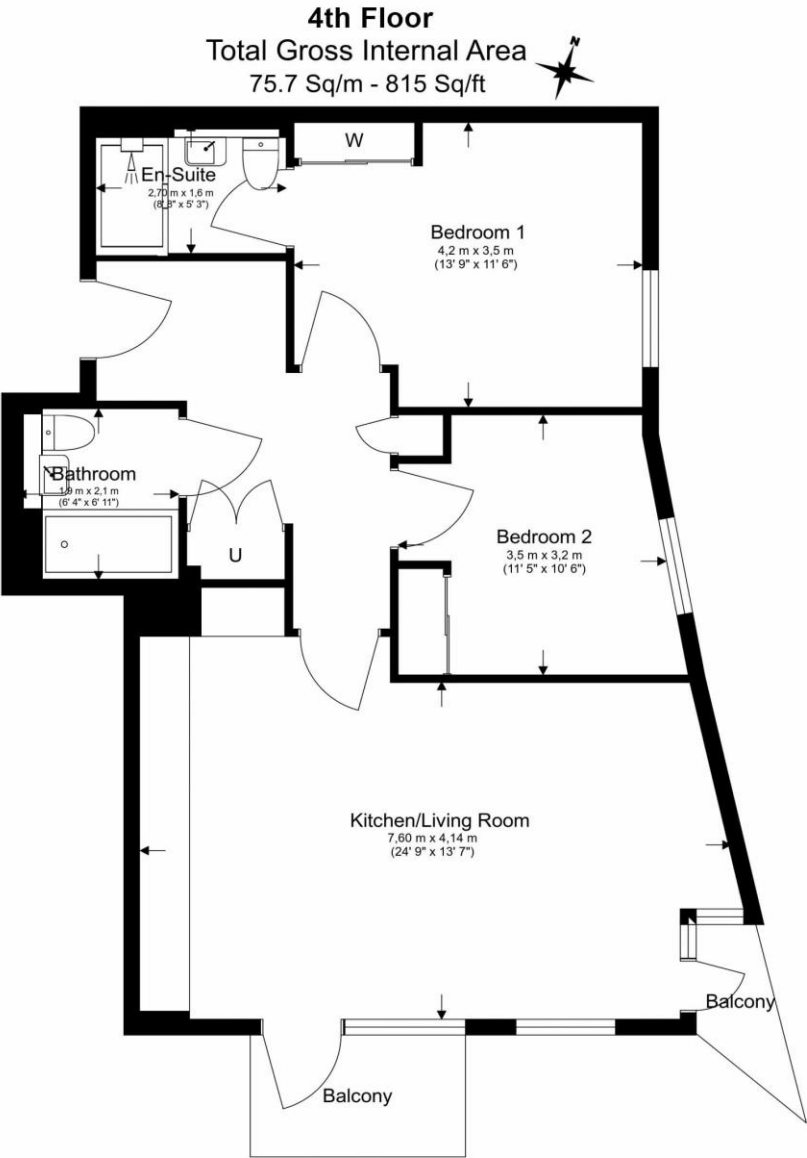


Property Features:


- Two Bedrooms
- Two Bathrooms
- Fourth Floor
- 815 Square Feet (Approx.)
- 2 Balconies
- 24 Hour Concierge
- Communal Garden
- Perfect for FTB or Investor
- Kew Bridge Station (National Rail. 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+) A		
(81-91) B	85	85
(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 	

Terms & Conditions:

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

Asking Price:	£700,000
Tenure:	Leasehold Expires 01/01/3012 Approximately 988 Years Remaining
Ground Rent:	£350 (per annum) for the year 2023
Service Charge:	£3045 (per annum) for the year 2022
Anticipated Rent:	£2,800 pcm Approx. 4.8 % Yield

Viewings:

All viewings are by appointment only through our Kew Office.

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