



# Quayside House, Kew Bridge Road, Brentford, TW8

Asking Price: £725,000

 Benham  
& Reeves

# Quayside House, Kew Bridge Road, Brentford, TW8

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This exceptional and bright two bedroom, two bathroom apartment spans 914 square feet (approximately) and comprises an open plan reception room with a wooden floor and floor-to-ceiling windows that lead to a private balcony with fantastic views of nature and the river. There's a fully fitted kitchen with integrated appliances, two good-sized bedrooms, with the principal bedroom including built-in wardrobes and an ensuite shower room. Along the hallway, there is a utility room and a beautifully finished family bathroom. Other benefits include air conditioning, underfloor heating and secure underground parking.

The development further benefits from a 24-hour concierge, a communal garden, and a residents' gym. Kew Village is nearby and offers a fine selection of historic buildings, country-style pubs, trendy restaurants, and boutique shops to explore. Kew Bridge West's location, close to the River Thames, makes it an ideal place to take a scenic stroll.

The property is situated just 0.1 miles from Kew Bridge mainline station, which offers direct services to Waterloo station in approximately 30 minutes. The property is also within easy reach of the A4/M4, providing motorists with convenient travel links in and out of London.





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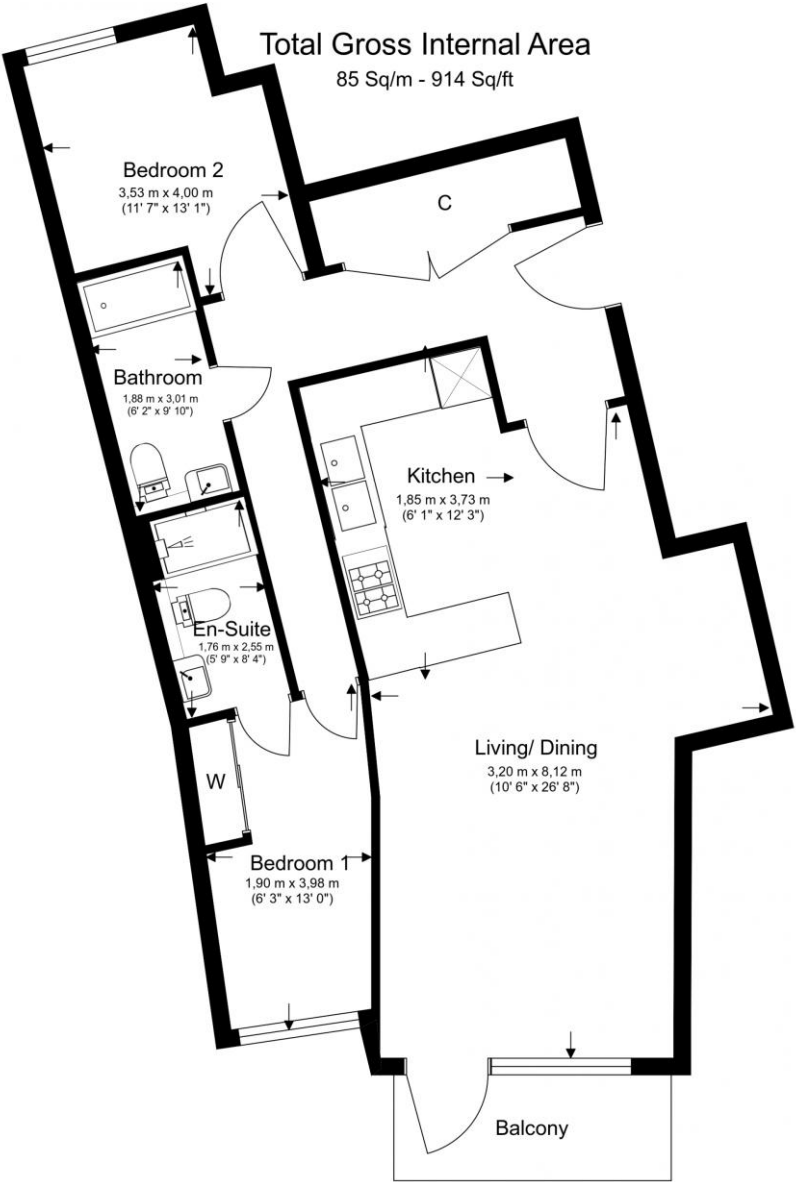


## Property Features:

- Two Bedrooms
- Two Bathrooms
- Second Floor
- 914 Square Feet (Approx.)
- Private Balcony with River Views
- Air Conditioning & Underfloor Heating
- 24-Hour Concierge
- Underground Right to Park
- Residents' Gym
- Kew Bridge Station (South Western Railway, 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 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:	£725,000
Tenure:	Leasehold Expires 31/05/3010 Approximately 984 Years Remaining
Ground Rent:	£300.00 (per annum) Review Period: 20 years Next: 2031
Service Charge:	£7,404.88 (per annum) for the year 2025
Anticipated Rent:	£2,900.00 pcm Approx. 4.8% Yield

## Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: BEA220193

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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