



Belvedere House, Kew Bridge Road, Brentford, TW8

Asking Price: £550,000

Benham
& Reeves

Belvedere House, Kew Bridge Road, Brentford, TW8

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A superb two bedroom, two bathroom flat spanning approximately 702 square feet. The flat comprises a living room and kitchen, two double bedrooms. The living room is bright, with floor-to-ceiling windows that open onto the private balcony, offering views of the River Thames. The kitchen includes integrated appliances and is finished to a high standard. The principal bedroom includes a three-piece en-suite shower room and built-in wardrobes providing plenty of storage space. The balcony is accessible through all bedrooms. Along the hallway, there is a family bathroom and utility room. Additional benefits include a right to park space.

Belvedere House residents benefit from a 24-hour concierge and a residents' gymnasium. Sainsbury's, Costa Coffee, and Ait Riverside Bar are all within a short walk. Kew Village and Strand on the Green are nearby and have a good selection of open spaces, charming restaurants, boutique shops and popular cafes.

Residents also benefit from close access to the A4/M4, which offers good transport links in and out of London and is approximately 9 miles from Heathrow Airport. The property is 0.1 miles from Kew Bridge (South Western Trains) mainline station, which has direct services to Waterloo in just 30 minutes. Gunnersbury (District line) underground station is less than a mile away.



Belvedere House, Kew Bridge Road, Brentford, TW8



Property Features:

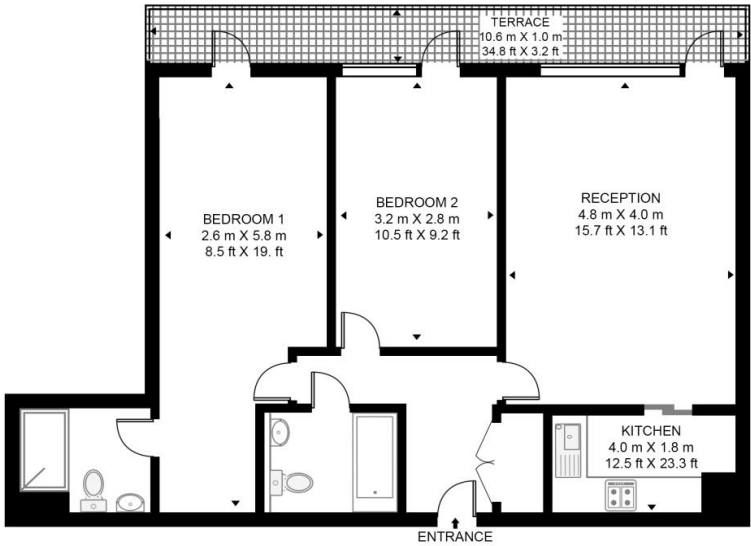
- Two Bedrooms
- Two Bathrooms
- 702 Square Feet (Approx.)
- Fifth Floor
- Secure Underground Parking
- Private Balcony with River Views
- 24-Hour Concierge
- Residents' Gym
- Kew Bridge Station (South Western, Zone 3)



Belvedere House, Kew Bridge Road, Brentford, TW8



BELVEDERE HOUSE
APPROXIMATE GROSS INTERNAL FLOOR AREA 702 SQ.FT (65.2 SQ.M)



FIFTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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: hdivirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdivirtualart.com

Terms & Conditions:

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

Asking Price:	£550,000
Tenure:	Leasehold Expires 31/05/3010 Approximately 983 Years Remaining
Ground Rent:	£300.00 (per annum) For the year 2026
Service Charge:	£5,600.00 (per annum) For the year 2026, including the reserve funds
Anticipated Rent:	£2,454.00 pcm Approx. 5.4% Yield

Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: BEA220195

T: 020 3282 3700

E: kew@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

