



# Quayside House, Kew Bridge Road, Brentford, TW8

Offers in excess of: £600,000

 Benham  
& Reeves

# Quayside House, Kew Bridge Road, Brentford, TW8

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This stunning apartment comprises a spacious reception room with dining area and floor-to-ceiling windows leading to a south-east facing private balcony with views over the River Thames. The open-plan kitchen is fully fitted with built-in custom appliances. The principal bedroom has a built-in wardrobe and an en-suite shower room and leads onto the second private balcony. There is a further double bedroom with floor to ceiling windows which bring in plenty of natural light. The apartment further benefits from air conditioning, underfloor heating, extra storage cupboard in the hallway, wooden flooring in the reception room and hallway and carpets in the bedrooms for added comfort. A right to park space in the development's secure underground car park is included.

The development features a 24-hour concierge, residents' gym and business centre. The local areas of Kew and Brentford offer a good selection of open spaces, restaurants, boutique shops and popular cafes.

Residents also benefit from easy 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 moments away from the world-renowned Kew Gardens and Kew Bridge (South West Trains) mainline station, which has direct services to Waterloo in approximately 30 minutes.





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## Property Features:

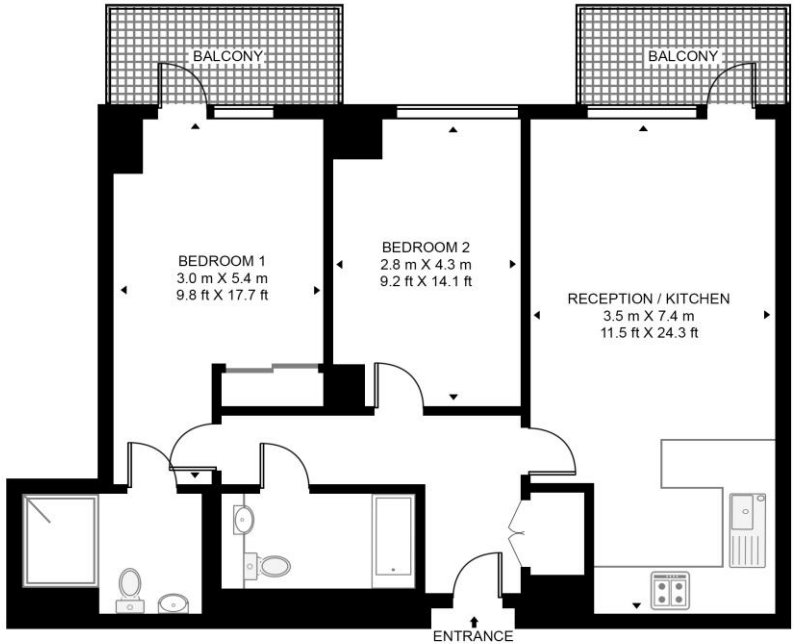
- 2 Bedrooms
- 2 Bathrooms
- 5th Floor
- 791 Square feet (Approx.)
- Private Balcony
- Comfort Cooling Throughout
- 24 Hour Concierge Service
- Residents' Gym and Communal Garden
- Kew Gardens and Kew Bridge Stations (Zone 3)




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QUAYSIDE HOUSE, 8 KEW BRIDGE ROAD  
APPROXIMATE GROSS INTERNAL FLOOR AREA 791 SQ.FT (73.5 SQ.M)



FIFTH FLOOR

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 	

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.

## Terms & Conditions:

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

Offers in excess of: £600,000

Tenure: Leasehold  
Expires 31/05/3010  
Approximately 985 Years Remaining

Ground Rent: £300.00 (per annum)  
Review Period: 20 years  
Next: 2031

Service Charge: £5,908.00 (per annum)  
for the year 2025

Anticipated Rent: £2,800.00 pcm  
Approx. 5.6 % Yield

## Viewings:

All viewings are by appointment only  
through our Kew Office.

Our reference: KEW240063

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W: [www.benhams.com](http://www.benhams.com)

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