



Kempton House, Heritage Place, Brentford, TW8

Offers in excess of: £580,000

 Benham
& Reeves

Kempton House, Heritage Place, Brentford, TW8

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A two bedroom, two bathroom apartment set within Kempton House, Heritage Walk. Spanning an approximate 938 square feet, the apartment comprises an open-plan reception room with wooden flooring and glass doors leading to a private south-west facing balcony offering views over the communal garden. There is a fully fitted kitchen with integrated appliances, a good size double bedroom with built-in wardrobe and an en-suite shower room, a second double bedroom also with fitted wardrobes and also a family bathroom along the hallway.

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.

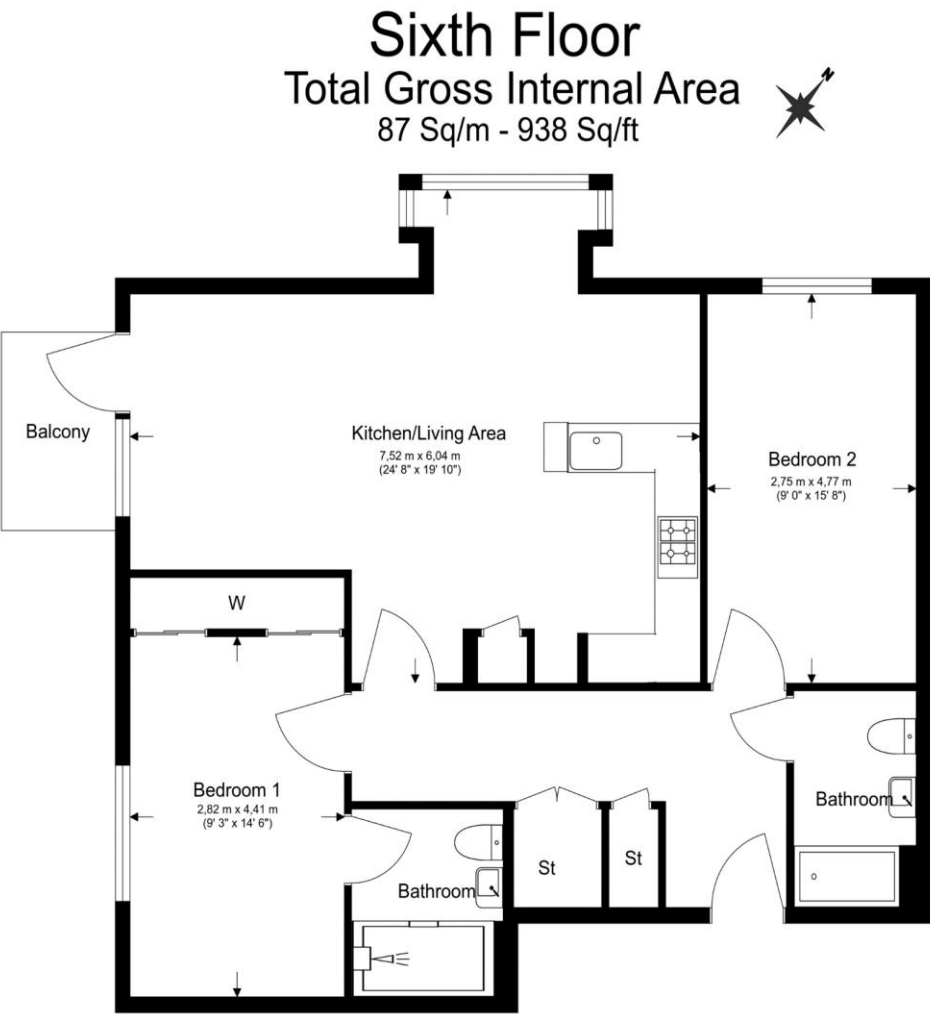




Property Features:

- Two Bedrooms
- Two Bathrooms
- Sixth Floor
- 938 Square Feet (Approx.)
- South-West Facing Private Balcony
- 24-Hour Concierge
- Communal Garden
- Perfect for FTB or Investor
- Kew Bridge Station (National Rail. Zone 3)





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.

Offers in excess of:	£580,000
Tenure:	Leasehold Expires 31/12/3011 Approximately 986 Years Remaining
Ground Rent:	£450.00 (per annum) for the year 2025
Service Charge:	£4,325.24 (per annum) for the year 2025
Anticipated Rent:	£2,550.00 pcm Approx. 5.3 % Yield

Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: KEW240080

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