



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

This two bedroom, two bathroom flat spanning an approximate 762 square feet and set on the fourth floor offers plenty of natural light throughout. The open plan living room includes wood flooring and has direct access to a private balcony, the kitchen is finished to a high standard and includes built-in appliances. The two double bedrooms are both a good size. The principal bedroom includes an en-suite shower room and built-in wardrobes, the second bedroom also has access to the balcony. Along the hallway, there is a utility and storage room, and a further benefit is a right to park space which is included with the flat.

Belvedere House residents benefit from a 24-hour concierge and a residents' gym. Sainsbury's, Costa Coffee, Ait Riverside Bar are only a short walk away. The area of Kew is nearby and has a good selection of open spaces, charming restaurants, boutique shops and popular cafes.

Residents also benefit from close access to the A4/M4, which has good transport links in and out of London and is just an average of 20 minutes drive (9 miles) to Heathrow airport. The property is a short walk from Kew Bridge (South West Trains) mainline station, which has direct services to Waterloo within 30 minutes. Gunnersbury (District Line) underground station is less than a mile away.



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Property Features:

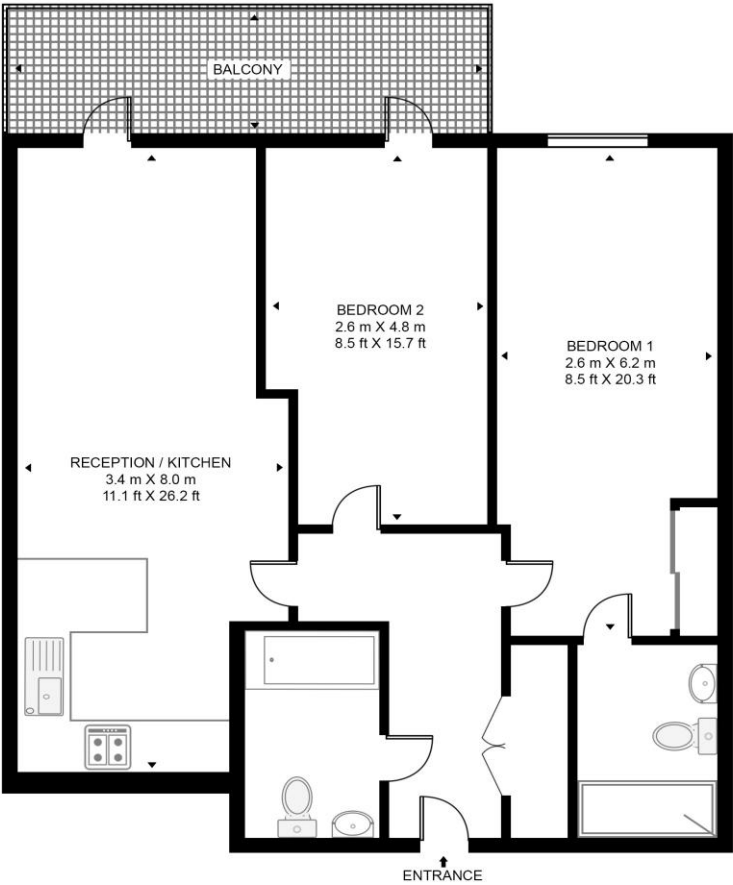
- Two Bedrooms
- Two Bathrooms
- Fourth Floor
- 762 Square Feet (Approx.)
- Balcony
- 24-Hour Concierge
- Underground Right to Park
- Residents' Gym
- Communal Garden
- Kew Bridge Station (South Western Railway, Zone 3)




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BELVEDERE, 8 KEW BRIDGE ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA 762 SQ.FT (70.8 SQ.M)



FOURTH FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(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.
WWW: hdvirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdvirtualart.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 984 Years Remaining
Ground Rent:	£150.00 (per annum) for the year 2025
Service Charge:	£5,026.00 (per annum) for the year 2025
Anticipated Rent:	£3,000.00 pcm Approx. 6.5 % Yield

Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: KEW240088

T: 020 3282 3700

E: kew.sales@benhams.com

W: www.benhams.com

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