



Lily House, Capital Interchange Way, Brentford, TW8

Offers in excess of: £600,000

Benham
& Reeves

Lily House, Capital Interchange Way, Brentford, TW8

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Spanning approximately 766 square feet is this brilliantly presented two bedroom, two bathroom flat. The open-plan living room provides a wonderful space for hosting and leads out to the private balcony overlooking the communal gardens. The kitchen includes fully built-in appliances and is finished to a high standard. The bedrooms are good sizes, the principal bedroom includes an en-suite shower room, built-in wardrobes and floor-to-ceiling windows. The second bedroom also includes built-in wardrobes. Along the hallway, there is plenty of storage space and a family bathroom. Additional benefits include parking and underfloor heating.

Verdo is a modern residential development in Brentford, part of the wider Kew Bridge regeneration. Residents benefit from on-site amenities, including a concierge, a gymnasium, a residents' lounge, and a cinema room. Ideally located near the River Thames, Chiswick, and local shops and restaurants.

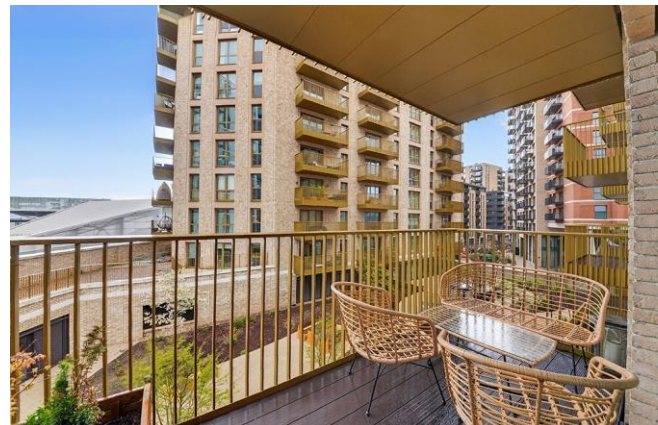
Verdo benefits from excellent transport links, ideal for commuters. Kew Bridge Station (0.2 miles) is within walking distance and offers direct services to London Waterloo. Gunnersbury and Acton Town stations provide further access to the District and Piccadilly lines. Several local bus routes connect Brentford with Chiswick, Hammersmith and Ealing. Easy access to the A4 makes travelling by car straightforward across West and Central London.





Property Features:

- Two Bedrooms
- Two Bathrooms
- Newly Built
- 766 Square Feet (Approx)
- Parking
- Concierge
- Gym
- Cinema Room
- Residents' Lounge
- Kew Bridge Mainline Station - 0.2 Miles

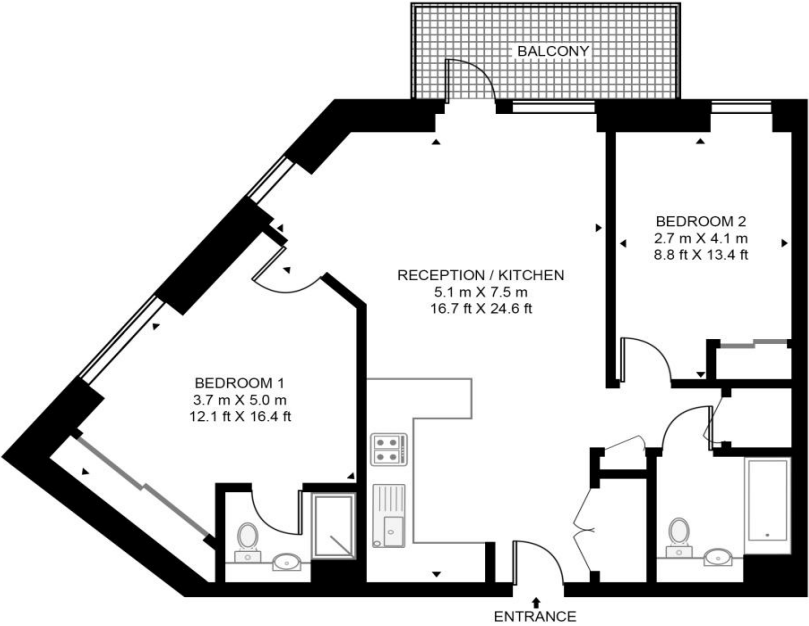


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LILY HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA 766 SQ.FT (71.2 SQ.M)



THIRD FLOOR

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		

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.

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Tenure: Leasehold
Expires 19/08/2267
Approximately 241 Years Remaining

Ground Rent: Nil

Service Charge: £4,096.00 (per annum)
to June 2026

Anticipated Rent: £2,290.00 pcm
Approx. 4.6% Yield

Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: KEW260010

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