



Kempton House, Heritage Place, Brentford, TW8

Asking Price: £650,000

Benham
& Reeves

Heritage Place, Brentford, TW8

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A wonderfully presented two bedroom, two bathroom apartment set within Kempton House, Heritage Walk. Spanning approximately 859 square feet, the apartment comprises an open-plan reception room with wooden flooring and glass doors leading to a private south-east-facing balcony. There is a fully fitted kitchen with integrated appliances, a good-sized double bedroom with a built-in wardrobe and an en-suite shower room. The second bedroom is also very well proportioned, and there is a family bathroom and a utility room along the hallway. Additional benefits include allocated parking.

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.

- Two Bedrooms
- Two Bathrooms
- First Floor
- 859 Square Feet (Approx.)
- South-East Facing Private Balcony
- Allocated Parking
- 24-Hour Concierge
- Gym
- Communal Garden
- Kew Bridge Station (National Rail, Zone 3)

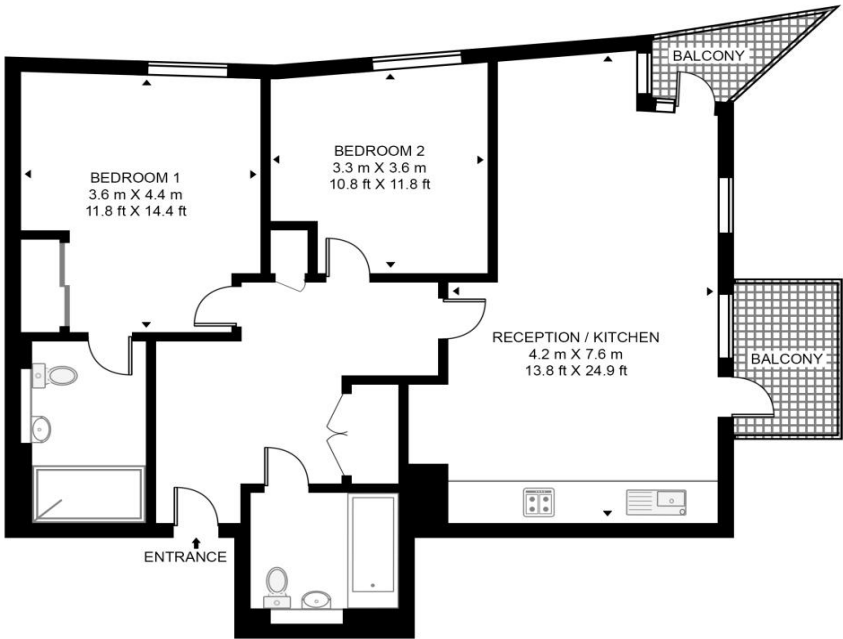


Heritage Place, Brentford, TW8



KEMPTON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA 859 SQ.FT (79.8 SQ.M)



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 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.
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Terms & Conditions:

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Asking Price:	£650,000
Tenure:	Leasehold Expires 31/12/3011 Approximately 985 Years Remaining
Ground Rent:	£600.00 (per annum) for the year 2026
Service Charge:	£4,000.00 (per annum) for the year 2026
Anticipated Rent:	£3,200.00 pcm Approx. 5.9% Yield

Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: KEW260029

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