



Rothschild House, Kew Bridge Road, Brentford, TW8

Asking price: £600,000

 Benham
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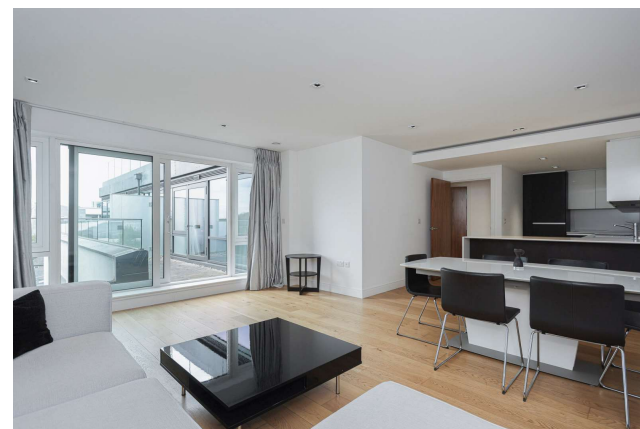
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 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This stylish apartment comprises a dual aspect reception room with dining area and floor-to-ceiling windows leading to a private terrace. There is a separate fully fitted kitchen with built-in custom appliances. The principal bedroom has a built-in wardrobe and an en-suite shower room, there is a further double bedroom with storage space and a family bathroom with marble walls and underfloor heating. The apartment further benefits from air conditioning, under floor heating, extra storage cupboard in the hallway, wooden flooring throughout and 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) main line station, which has direct services to Waterloo in approximately 30 minutes.



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Property Features:

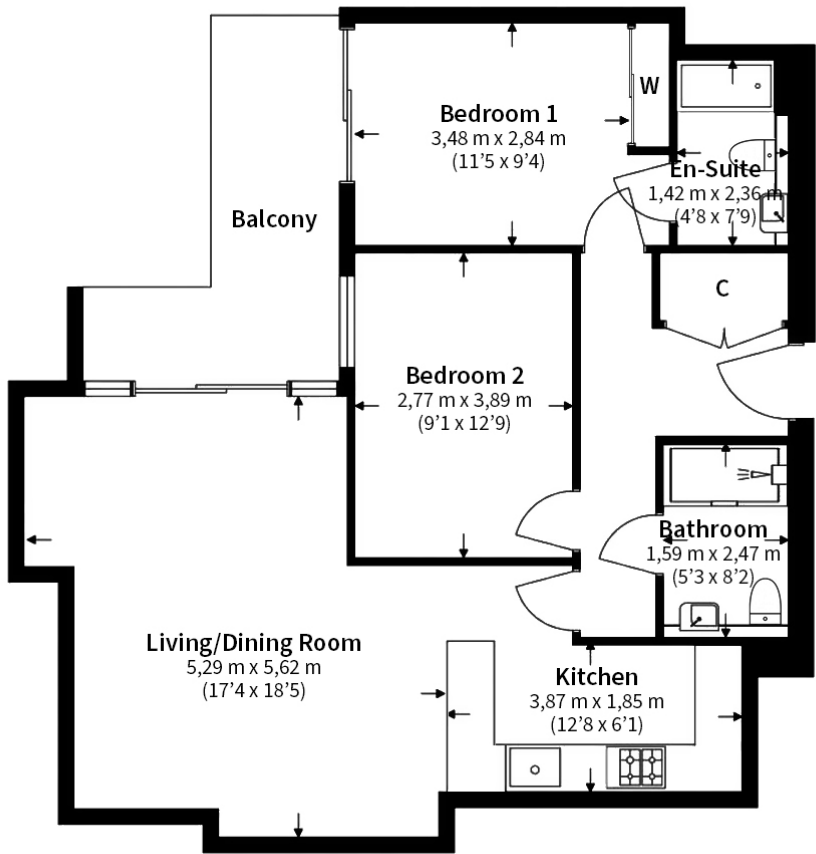
- Two Bedroom
- Two Bathroom
- Sixth Floor
- 860 Square Feet (Approx.)
- A Secure Underground Right To Park
- Private Terrace
- Riverside Location
- 24h Concierge, Residents' Gym
- 0.1 Miles from Kew Bridge Station



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Total Gross Internal Area
80 Sq/m - 860 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(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.

Asking Price:	£600,000
Tenure:	Leasehold Expires 01/06/3010 Approximately 986 Years Remaining
Ground Rent:	£300.00 (per annum) Review period: 20 years Next review: 2031
Service Charge:	£6,888.46 (per annum) to June 2024
Anticipated Rent:	£2,800.00 pcm Approx. 5.6 % Yield

Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: NIN230057

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