



Belvedere House, Kew Bridge Road, Brentford, TW8

Asking Price: £590,000

Benham
& Reeves

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Reeves

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This elegant, two bedroom, two bathroom apartment located on the 4th floor, spanning 742 square feet of accommodation (approximate), comprises a bright and generous reception room with access to a private balcony. There is a modern, separate, fully fitted kitchen with integrated appliances. The main bedroom features a built-in closet and a private shower room. There is also an additional double bedroom with storage, along with a family bathroom featuring marble walls and underfloor heating. The apartment features wooden flooring, and air conditioning and boasts extra storage in the hallway.

The development offers a 24-hour concierge service, a gym for residents and a business centre. The surrounding areas of Kew and Brentford provides a variety of open spaces, dining options, boutique shops and popular cafes.

Residents also enjoy convenient access to the A4/M4, a major route in and out of London, with excellent transportation links. Heathrow Airport is just a 20 minute drive away. The property is conveniently close to the renowned Kew Gardens and Kew Bridge (South West Trains) mainline station, which provides direct services to Waterloo in approximately 30 minutes.



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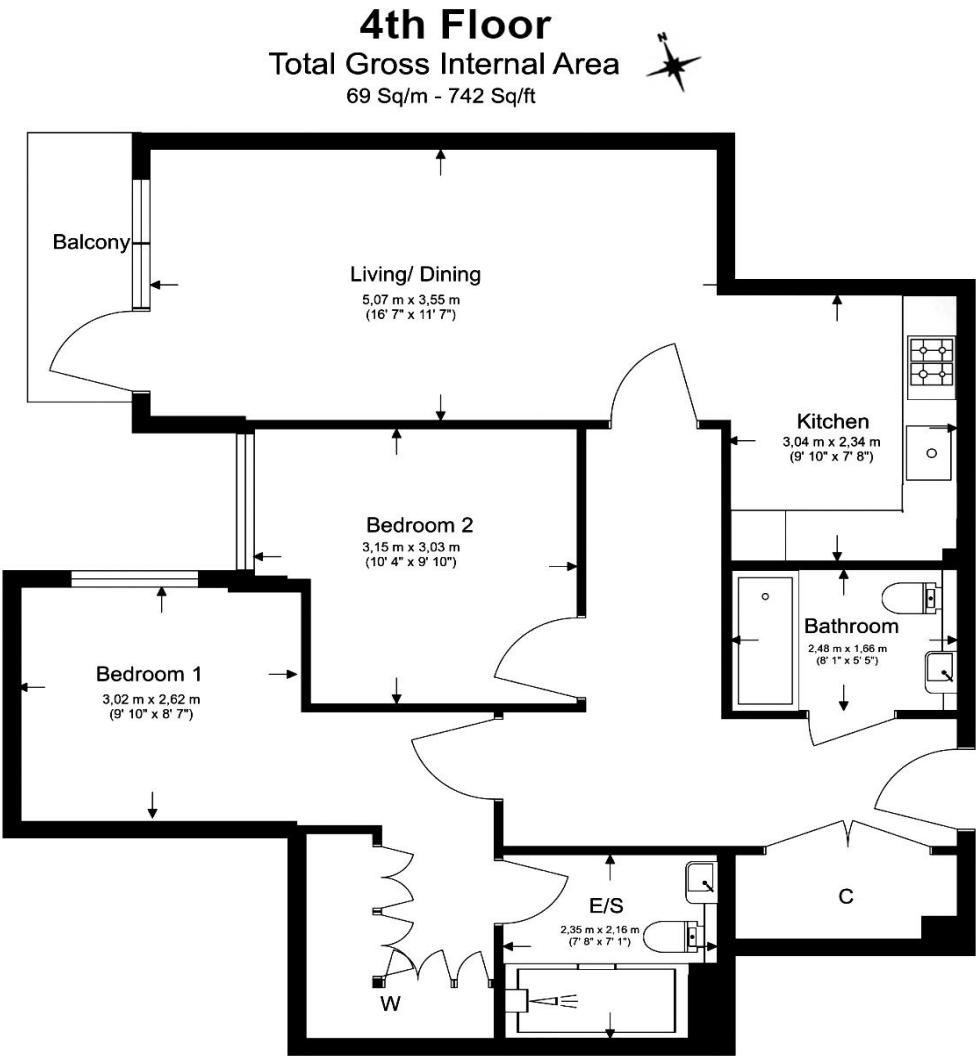


Property Features:

- Two Bedrooms
- Two Bathrooms
- 4th Floor
- 742 Square Feet (Approx.)
- Private Balcony
- Riverside Location
- 24 Hour Concierge & Residents' Gym
- 0.1 Miles from Kew Bridge Station



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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	84	84
(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.

Asking Price:	£590,000
Tenure:	Leasehold Expires 01/06/3010 Approximately 986 Years Remaining
Ground Rent:	£300.00 (per annum) to June 2024
Service Charge:	£6,638.86 (per annum) for the year 2023
Anticipated Rent:	£2,600.00 pcm Approx. 5.3% Yield

Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: NIN230110

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W: www.benhams.com

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