



# Francis House, Pump House Crescent, Brentford, TW8

Asking Price: £650,000

 Benham  
& Reeves



# Francis House, Pump House Crescent, Brentford, TW8

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Spanning an approximate 921 square feet, this exceptional two-bedroom, two bathroom apartment is located on the seventh floor of Francis House, part of the Kew Bridge West development by St. James. The apartment features a spacious living and dining area, a bespoke fitted kitchen with integrated appliances, and access to a private balcony. The apartment also offers a spacious principal bedroom with built-in wardrobes and an en-suite bathroom, an additional second double bedroom and a modern three-piece family bathroom. A right to park space in the development's secure underground car park is included.

The development features a 24-hour concierge, a residents' gym, and a 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) mainline station, which has direct services to Waterloo in approximately 30 minutes.





## Property Features:

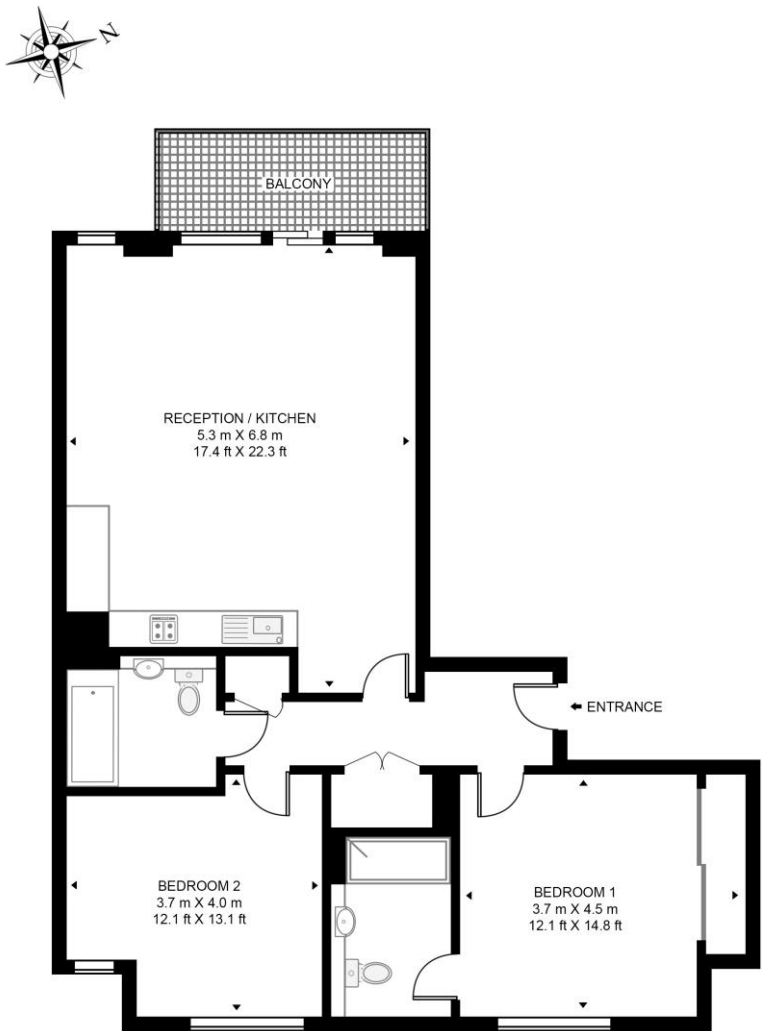
- Two Bedrooms
- Two Bathrooms
- Seventh Floor
- 921 Square Feet (Approx.)
- Private Balcony
- Parking
- Residents' Gym
- Concierge
- Business Centre
- Kew Bridge Station (0.2 miles)



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FRANCIS HOUSE, HERITAGE WALK  
APPROXIMATE GROSS INTERNAL FLOOR AREA 921 SQ.FT (85.6 SQ.M)



SEVENTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 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:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£650,000
Tenure:	Leasehold Expires 01/01/3012 Approximately 986 Years Remaining
Ground Rent:	£300.00 (per annum) for the year 2025
Service Charge:	£5,000.00 (per annum) for the year 2025
Anticipated Rent:	£2,800.00 pcm Approx. 5.2% Yield

## Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: NIN230154

T: 020 3282 3700

E: [kew.sales@benhams.com](mailto:kew.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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