



# Quayside House, Kew Bridge Road, Brentford, TW8

Asking Price: £710,000

 Benham  
& Reeves

# Quayside House, Kew Bridge Road, Brentford, TW8

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Spanning an approximate 892 square feet (approx.) is this fabulously presented two bedroom flat. The open-plan living/kitchen room is beautifully designed and leads to a private balcony, offering scenic views of the river. The kitchen includes integrated appliances and is finished to a high standard. The principal bedroom is a very good size and includes built-in wardrobes as well as a luxurious three-piece ensuite shower room. There is also an additional double bedroom, which includes carpet for added comfort. Along the hallway, there are storage cupboards and a fully tiled family bathroom. Further benefits include underfloor heating, comfort cooling and Parking.

Quayside House residents enjoy a 24-hour concierge service and a residents' gym. Sainsbury's, Costa Coffee, Ait Riverside Bar is only a short walk away. The area of Kew is nearby and has a good selection of open spaces, charming restaurants, boutique shops and popular cafes.

Residents also benefit from being close to the A4 and M4, which have good transport links in and out of London and are just a 20-minute drive to Heathrow airport. The property is a short walk from Kew Bridge (South West Trains) mainline station, which has direct services to Waterloo in just 30 minutes. Gunnersbury (District line) underground station is less than a mile away.





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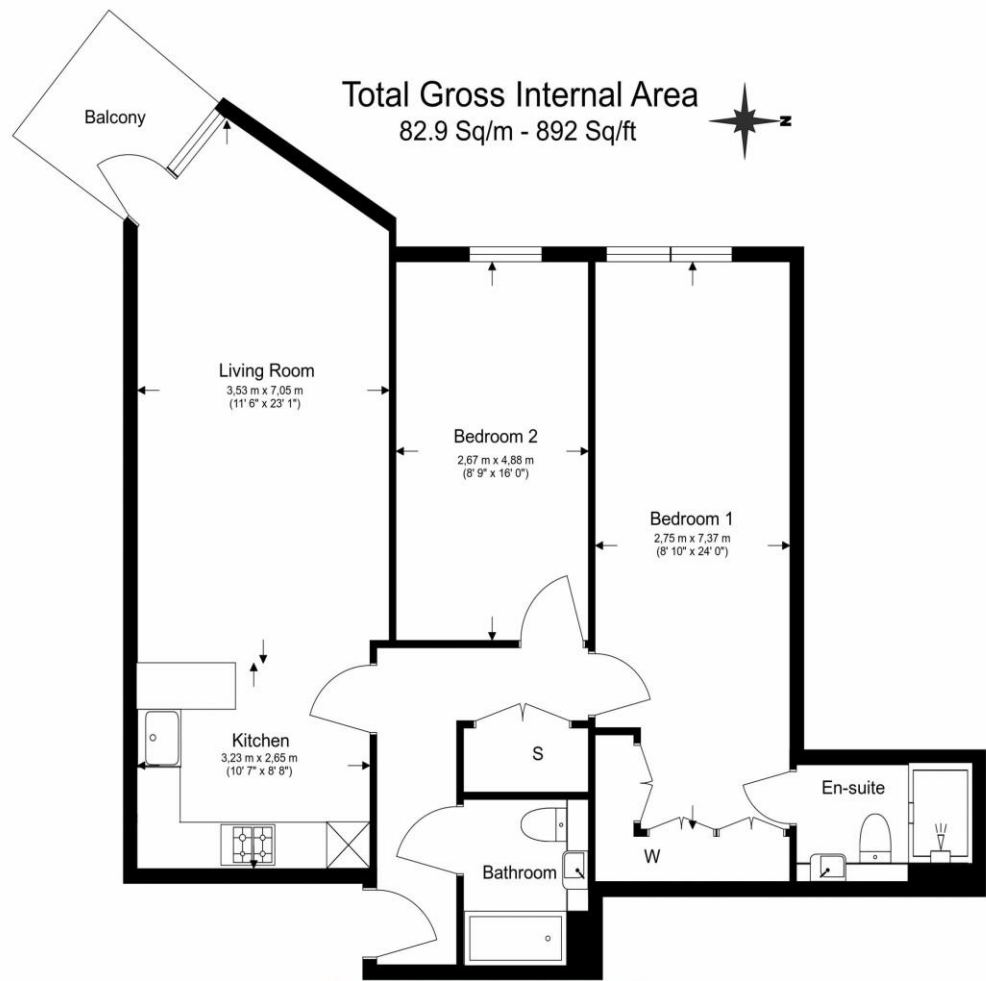


## Property Features:


- Two Bedrooms
- Two Bathrooms
- Third Floor
- 892 Square Feet (Approx.)
- Private Balcony
- Air Conditioning & Underfloor Heating
- 24-Hour Concierge
- Underground Right to Park
- Residents' Gym
- Kew Bridge Station (South Western Railway, Zone 3)



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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	87	87
(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:	£710,000
Tenure:	Leasehold Expires 31/05/3010 Approximately 984 Years Remaining
Ground Rent:	£300.00 (per annum) for the year 2025
Service Charge:	£7,498.40 (per annum) for the year 2025
Anticipated Rent:	£3,000.00 pcm Approx. 5.1% Yield

## Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: NIN240073

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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