



Hyperion Tower, Pump House Crescent, Brentford,

Asking Price: £685,000

 Benham
& Reeves

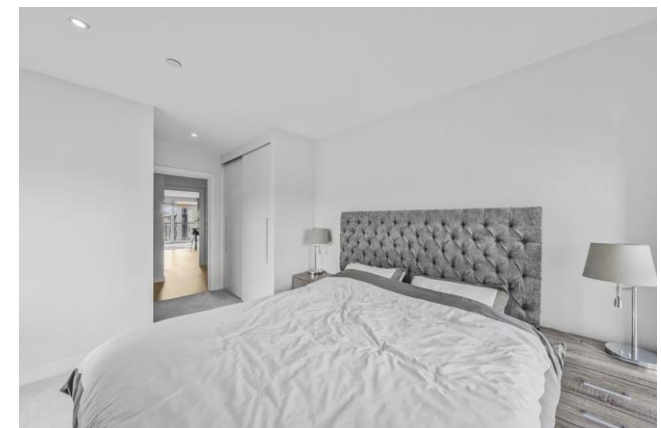
Pump House Crescent, Brentford, TW8

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

Spanning approximately 923 square feet is this well-presented three bedroom, two bathroom flat set on the fifth floor of Hyperion Tower. This fantastic property is immaculate throughout and comprises a large open-plan kitchen/reception room that leads onto a private south-facing balcony offering panoramic views of this prestigious development. There are three double bedrooms all with floor-to-ceiling windows allowing the apartment to be bright and airy. The principal bedrooms include an en-suite shower room and built-in wardrobes. There is a utility cupboard, storage room and a family bathroom. An added is an allocated parking bay.

Pump House Crescent in TW8 is a modern residential development located in the heart of Brentford, offering a mix of stylish apartments and townhouses. This vibrant community is set close to the picturesque River Thames, providing residents with scenic views and a peaceful living environment. The development is within walking distance of Brentford High Street, which offers a variety of shops, cafes, and restaurants, catering to diverse tastes and needs.

Conveniently located close to a variety of amenities on Brentford High Street. It also benefits from excellent transport links, with Kew Bridge Station (National Rail) and Gunnersbury station (District line and London Overground) located nearby.





Property Features:

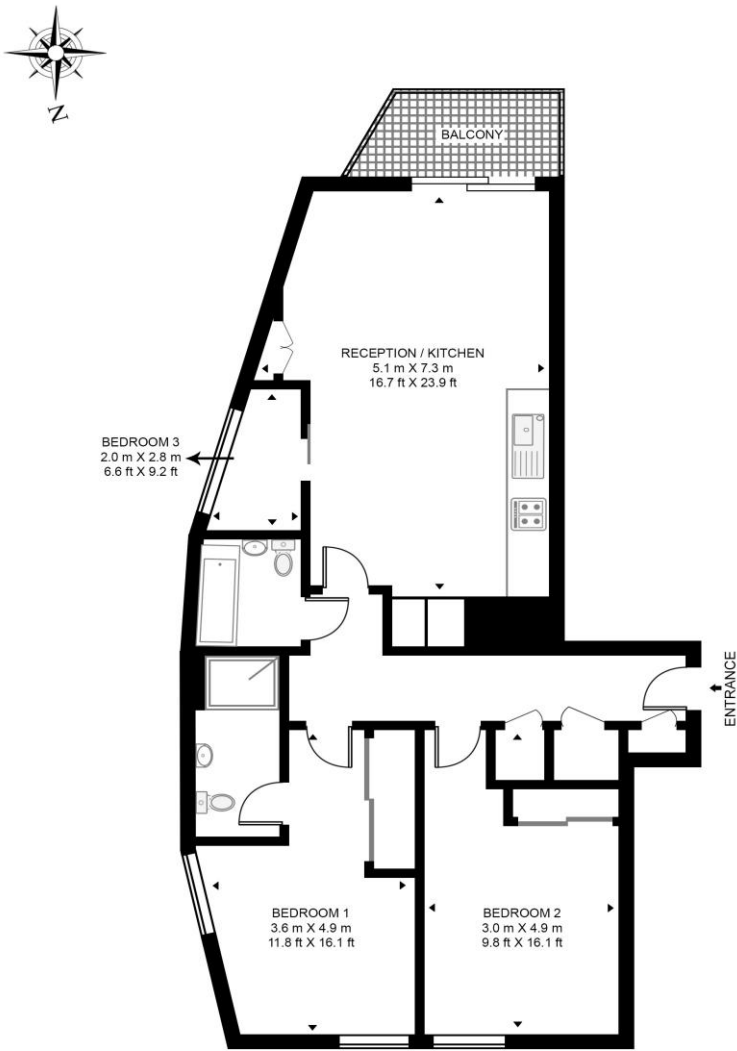
- Three Bedrooms
- Two Bathrooms
- Fifth Floor
- 923 Square Feet (Approx.)
- Underground Parking
- Private South-Facing Balcony
- 24 Hour Concierge
- Communal Garden
- Residential Gym
- Kew Bridge Station (South Western Railway Zone 3)




Pump House Crescent, Brentford, TW8



HYPERION TOWER, HERITAGE WALK
APPROXIMATE GROSS INTERNAL FLOOR AREA 923 SQ.FT (85.8 SQ.M)



FIFTH FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	83
(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 	

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.
WWW: hdivirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdivirtualart.com

Terms & Conditions:

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

Asking Price:	£685,000
Tenure:	Leasehold Expires 31/12/3011 Approximately 986 Years Remaining
Ground Rent:	£300.00 (per annum) Review Period: 15 years Next Increase: 2028 Increase: By RPI for the relevant year
Service Charge:	£5,800.00 (per annum) for the year 2025
Anticipated Rent:	£3,125.00 pcm Approx. 5.5% Yield

Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: KEW240055

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W: www.benhams.com

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