



Hyperion Tower, Pump House Crescent, Brentford, TW8

Asking Price: £875,000

 Benham
& Reeves

Hyperion Tower, Pump House Crescent, Brentford, TW8

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

Spanning a spacious 1,053 square feet (approx.) is this 12th floor three bedroom, two bathroom flat. The dual-aspect open living room/kitchen is perfect for hosting, thanks to its square shape. The kitchen is fully fitted with integrated appliances and is done to a high standard. It also leads to a private balcony, offering stunning views of the surrounding greenery and the city. All three bedrooms feature floor-to-ceiling windows that capture plenty of natural light. The principal bedroom also includes a fully tiled three-piece en-suite shower room and built-in wardrobes. Additionally, there are two storage cupboards along the hallway, along with the family bathroom. Further benefits include an underground, allocated parking space.

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.



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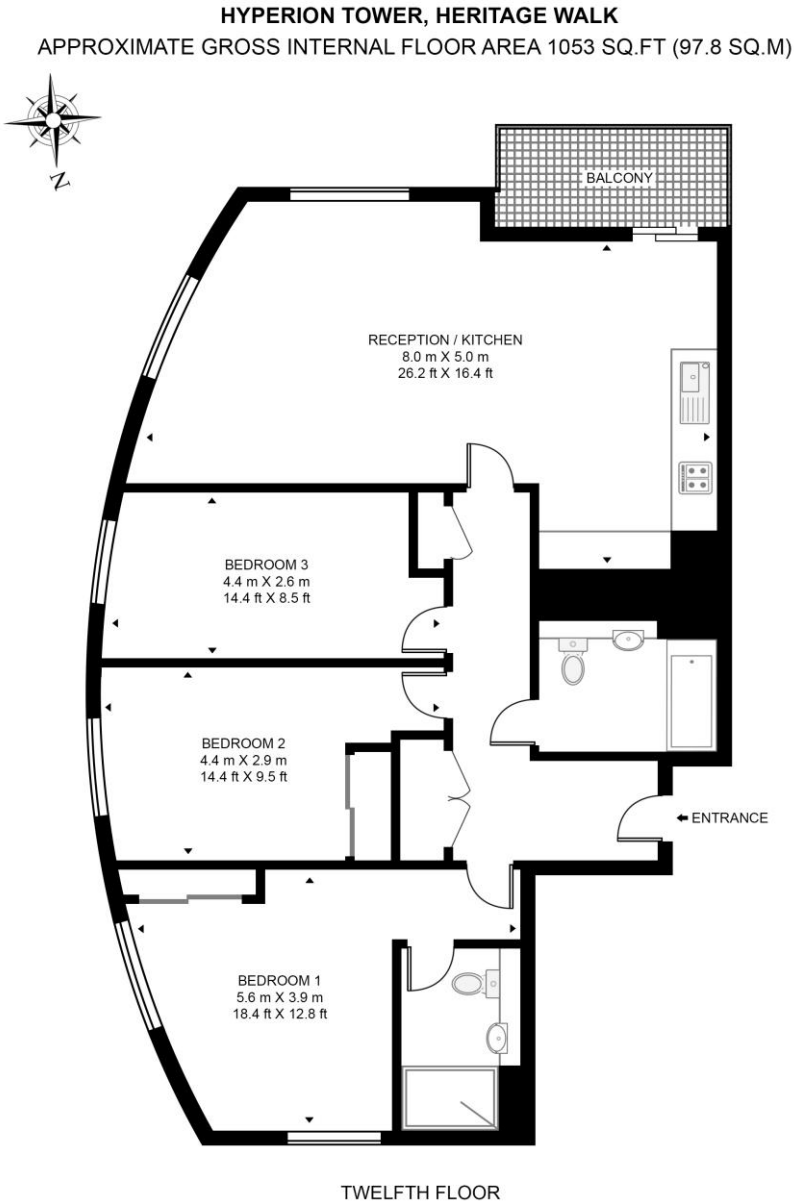


Property Features:

- Three Bedrooms
- Two Bathrooms
- Twelfth Floor
- 1053 Square Feet (Approx.)
- Underground Parking
- Private South-Facing Balcony
- 24-Hour Concierge
- Communal Garden
- Residential Gym
- Kew Bridge Station (South Western Railway. Zone 3)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 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:	£875,000
Tenure:	Leasehold Expires 31/12/3011 Approximately 986 Years Remaining
Ground Rent:	£350.00 (per annum) for the year 2025
Service Charge:	£6,400.00 (per annum) for the year 2025
Anticipated Rent:	£3,600.00 pcm Approx. 4.9 % Yield

Viewings:

All viewings are by appointment only through our Kew Office.

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