



# Belvedere House, Kew Bridge Road, Brentford, TW8

Asking Price: £1,295,000

 Benham  
& Reeves



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 3 Bedroom (s)  2 Bathroom (s)  Leasehold

An exceptional three-bedroom, two bathroom flat with stunning river views. Spanning approximately 1,360 square feet, the space features a large, dual-aspect living room and kitchen area with access to a private east-facing balcony, allowing ample natural light into the apartment. The balcony has a fantastic view of the river. The kitchen is finished to a high standard, featuring integrated appliances and a spacious kitchen island. You have three double bedrooms, all of which include built-in wardrobes. The principal bedroom is also dual aspect and consists of a three-piece en-suite shower room. Additionally, there is a family bathroom and a storage cupboard located along the hallway. Additional benefits include parking and air cooling.

Belvedere 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 close 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 less than a mile away from Kew Bridge (South West Trains) mainline station, which has direct services to Waterloo in just 30 minutes. Gunnersbury (District line) underground station is also less than a mile away.



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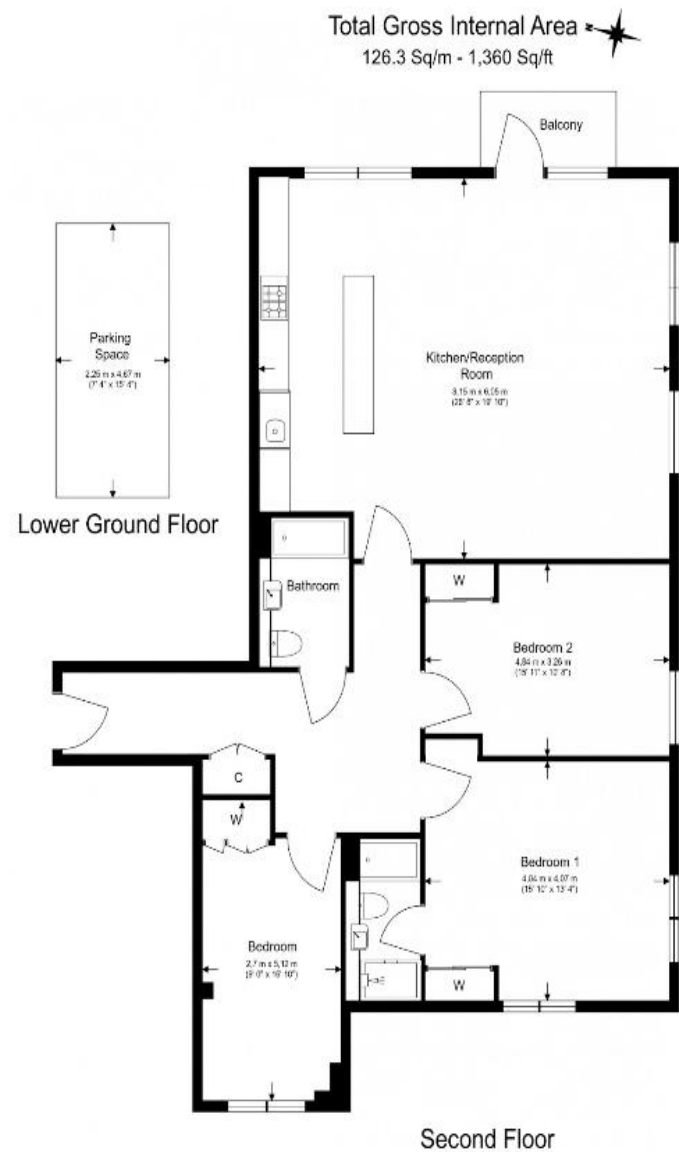


## Property Features:

- Three Bedrooms
- Two Bathrooms
- Second Floor
- Secure Underground Parking
- 1,360 Square Feet (Approx.)
- Private East-Facing Balcony
- 24-Hour Concierge
- 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 85 B    | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Terms & Conditions:

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

|                   |  |
|-------------------|--|
| Asking Price:     | £1,295,000   |
| Tenure:           | Leasehold<br>Expires 31/05/3010<br>Approximately 985 Years Remaining |
| Ground Rent:      | £375.00 (per annum)<br>Review Period: 10 years<br>Next: 2031         |
| Service Charge:   | £10,000.00 (per annum)<br>for the year 2025                          |
| Anticipated Rent: | £5,350.00 pcm<br>Approx. 5.0% Yield                                  |

## Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: KEW250087

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

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Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

