



# Kew Bridge Road, Brentford, TW8

Asking Price: £1,090,000

Benham  
& Reeves

# Kew Bridge Road, Brentford, TW8

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

Spanning over 1200 square feet is this very well-presented three bedroom, three bathroom flat, nestled near the River Thames. As you enter, there is a large hallway with a cloakroom that opens out into the spacious, dual aspect, open plan living room and kitchen area. The living area is a good size and a great place for hosting. The kitchen is finished to an immaculate standard with top-of-the-range integrated appliances. Additionally, there are skylights that bring in plenty of natural light. There are three double bedrooms, two of which include en-suite bathrooms and have access to a private terrace. There is also a three-piece family bathroom along the hallway, as well as useful storage cabinets. Parking is available under separate negotiation.

Kew Village is nearby and offers a fine selection of historic buildings, country-style pubs, trendy restaurants, and boutique shops to explore. The development is situated close to the River Thames, making it an ideal location for a scenic stroll.

The property is situated just 0.1 miles from Kew Bridge mainline station, which offers direct services to Waterloo station in approximately 30 minutes. The property is also conveniently located near the A4/M4, offering motorists easy access to and from London.



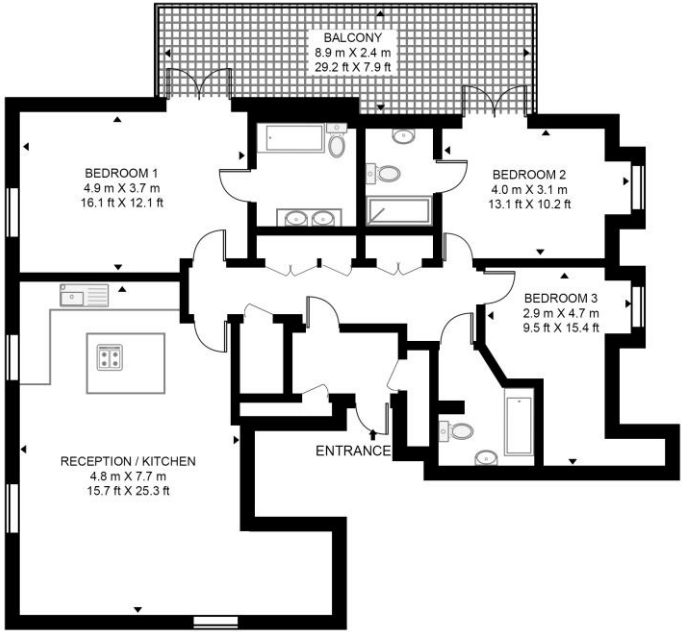


## Property Features:

- Three Bedrooms
- Three Bathrooms
- Third Floor
- 1208 Square Feet (Approx.)
- Balcony
- Parking (Separate Negotiation)
- Kew Bridge Station (South Western Railway. Zone 3)



**KEW BRIDGE ROAD**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1208 SQ.FT (112.2 SQ.M)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THIRD FLOOR

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: hdvirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdvirtualart.com

## Terms & Conditions:

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

Asking Price:	£1,090,000
Tenure:	Leasehold Expires 31/12/2138 Approximately 112 Years Remaining
Ground Rent:	£500.00 (per annum) Review Period: 15 years Next: 2028
Service Charge:	£6,800.00 (per annum) for the year 2025
Anticipated Rent:	£3,850.00 pcm Approx. 4.2% Yield

## Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: KEW250098

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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