



**Offers over £600,000**

**TENURE : LEASEHOLD**

**Pump House Crescent , TW8**

**Bedrooms : 2**

**Bathrooms : 2**

**Reception Rooms : 1**

**Great access to top rated schools & nurseries**

**2 Beds**

**Riverside South Facing Balcony**

**24 Hour Concierge**

**Gym**

**Secure Underground Parking**

**Homesearch Ltd**

88 South Ealing Road, Ealing, London, W5 4QB

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HOMESearch

**A Modern Riverside 2 Bedroom Flat in Brentford with a balcony, gym and secure underground parking**

This stylish **two-bedroom, two-bathroom** apartment in the sought-after **Masson House** offers the perfect blend of contemporary living and prime location. Featuring a bright 27ft **open-plan kitchen and living area**, it's ideal for modern living and entertaining.

The apartment includes a **family bathroom** and a spacious **ensuite bathroom** connected to the primary bedroom. Enjoy the well-lit **south-facing** balcony with beautiful riverside views.

Residents benefit from exceptional on-site amenities, including a **24-hour concierge and fully equipped gym, communal gardens and lift access**. The property also comes with the added benefit of **secure underground parking**.

Located close to Chiswick and within the **catchment area for highly rated local schools** and a short distance away from **The Orchard Day Nursery**, this apartment is perfect for families. Brentford's diverse and vibrant community offers excellent shops, cafes and green spaces, with convenient transport links nearby.

TENURE: Leasehold

Lease: 999 years from 01/01/2013

EPC Rating TBC

Council Tax Band E

Service Charge: £4500 Per Annum

Ground Rent: £150 Per Annum

LOCATION

Masson House is close to several supermarkets, including Sainsbury's Local and Tesco Express on Brentford High Street for everyday essentials. For a wider selection, Waitrose at Kew Bridge and Lidl on Boston Manor Road are nearby, offering fresh produce and groceries.

TRANSPORT

- Kew Bridge Station - 0.3 miles (Railway)
- Brentford Station - 0.7 miles (Railway)
- Gunnersbury Station - 0.8 miles (District Line)

SCHOOLS

Kew Green Preparatory School - 0.2 miles

Lionel Primary School - 0.4 miles

Strand on the Green Junior School - 0.7 miles

Heating: Electric

Satellite / Fibre TV Availability: Covers BT, Sky

Mobile Coverage: o2, EE, Three, Vodafone

Flood Risk: Rivers & Seas = Very Low ; Surface Water = Very Low

Parking: Secure Underground Parking

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**Coming soon**