



Quayside House,  
Brentford TW8

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# Quayside House, Brentford TW8

At close to 1,700 sq ft, this apartment combines lateral living space and a 'state-of-the-art' innovative design with a superior internal presentation, elevating it above the original specification. The lateral living space benefits from underfloor heating, a separate utility and storage, comfort cooling air conditioning, and a flexible space for entertaining or working from home. Leading from the reception space, your eyes are drawn to the southerly aspect overlooking the landscaped grounds to the rear and direct views of the River Thames. The apartment has a feeling of space and luxury with three king-size bedrooms, all with access to their own private bathroom (with both showers and heated towel rails).



**Guide price:** £1,850,000

**Tenure:** Leasehold: approximately 987 years remaining

**Service charge:** £12,000 per annum, reviewed every two years \*

**Ground rent:** £400 per annum, reviewed every two years \*

**Local authority:** London Borough of Hounslow

**Council tax band:** H











The added amenities of owning an underground car parking space, secure bike storage and on site electric car charging bays make this home perfect for those who commute in and out of W4. The residents of 8 Kew Bridge benefit from a 24 hour concierge service, elegant communal parts, a lift service, an on-site gymnasium and a business centre all within the complex.





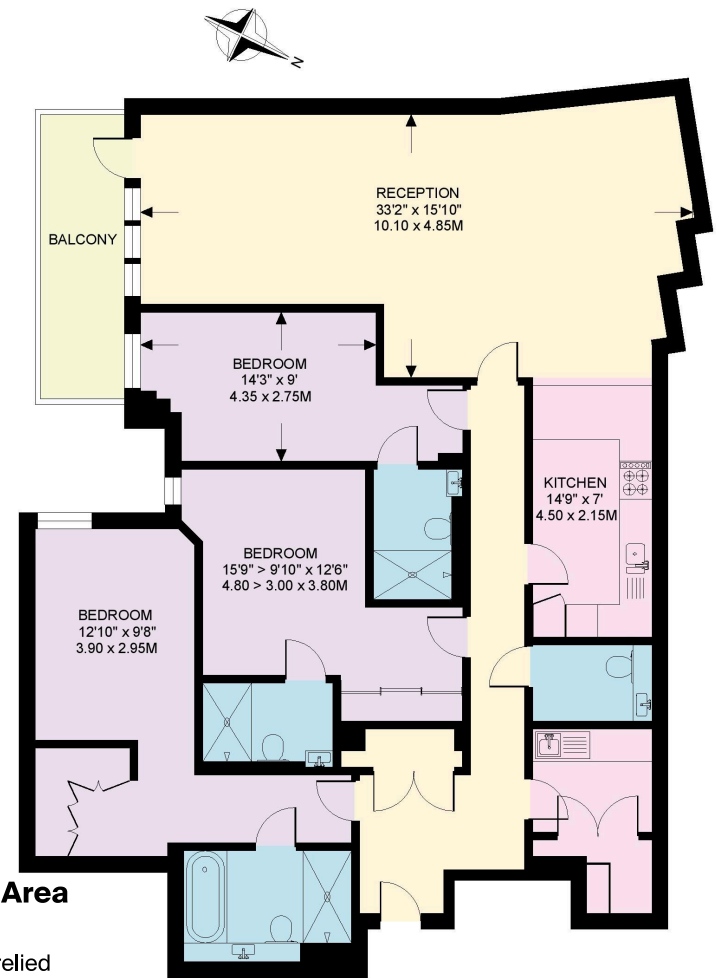
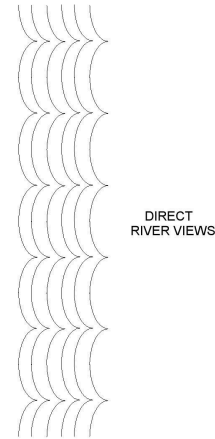
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Situated conveniently moments from Kew Bridge mainline station that has regular services and takes approximately 30 minutes to Waterloo. Numerous additional transport links, local shopping amenities, delightful walkways and beautiful vistas along the River Thames towpath. The property is also approximately a five minute walk from Kew Botanic Gardens.

\*Please note that we have been unable to confirm the date of the next review for service charge/ground rent. You should ensure that you or your advisors make your own inquiries.

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FOURTH FLOOR

## Approximate Gross Internal Floor Area 151.4 sq m / 1630 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2023. Photographs and videos dated June 2023.

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