

# RIVERHOMES

Pump House Crescent  
Brentford TW8

£ 850,000  
Leasehold



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West London Branch  
28 Thames Road  
London  
W4 3RJ

020 8995 0500  
www.riverhomes.co.uk

A spectacular apartment in the popular Kew Bridge West development. The apartment exudes elegance and provides a 26 ft. double aspect living space incorporating the state-of-the-art kitchen / dining area and living room with access out to the terrace enjoying panoramic views of the River Thames and London cityscape. There is a double aspect master suite with built-in wardrobes and en suite bathroom, two further double bedrooms and a separate family / guest bathroom. There is private and secure underground parking, a fully equipped gym suite for use of the residents, on-site concierge and the apartment is a stone's throw from Kew Bridge Station.

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Hounslow
<b>Internal area:</b>	1,045 sq. ft. / 97.08 sq. m.
<b>No. of bedrooms:</b>	3
<b>Local council tax:</b>	F
<b>Lease length:</b>	990 years approx.
<b>Ground rent:</b>	£350 per annum approx.
<b>Service charge:</b>	£5,400 per annum approx.

