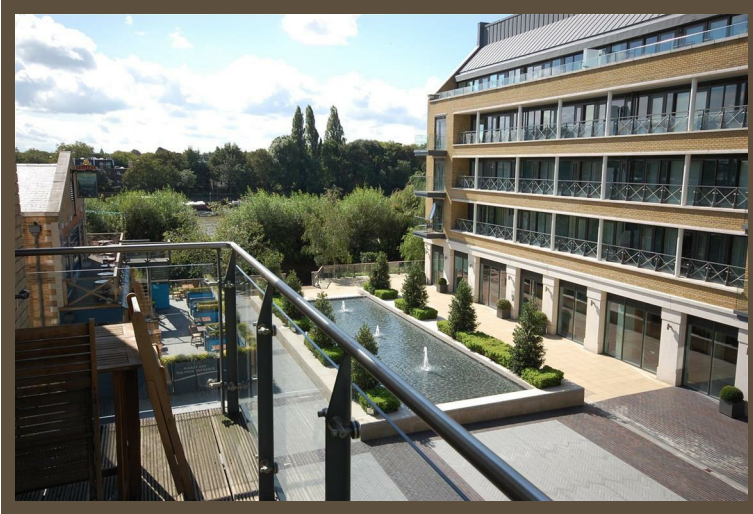


SCOTT &
STAPLETON

KEW BRIDGE ROAD
Brentford, TW8 0FD
£750,000





KEW BRIDGE ROAD

£750,000

BRENTFORD, TW8 0FD

Scott & Stapleton are pleased to offer this modern two bedroom furnished apartment, well presented and neutrally decorated throughout. Spacious accommodation including large open plan living/dining/ kitchen area with integrated appliances, master bedroom with ensuite, second double bedroom and bathroom.

Private balcony with river views, underfloor heating & air conditioning throughout

The development benefits from a host of on-site features, including a 24 hour concierge, residents' gym and secure underground parking. The development is positioned within walking distance of Kew Bridge National Rail station, which offers direct services to Waterloo in half an hour. Drivers can also benefit from easy access to the A4/M4, which offers excellent links in and out of London



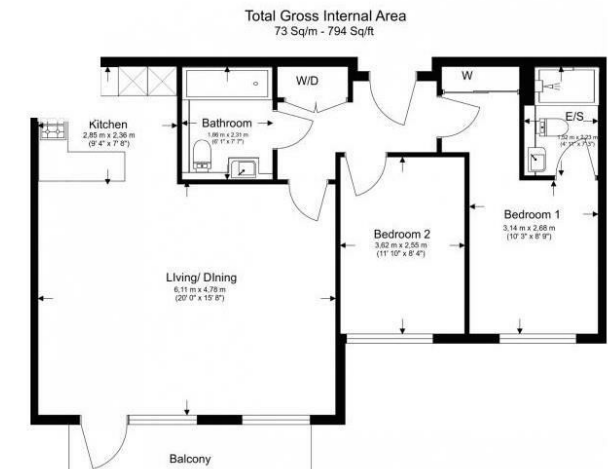
Lease details

Original lease 999 years from 2013, 988 years remaining.

Ground rent £300 per annum.

Service charge £6,096 per annum.

Includes 24hr concierge & on-site gym



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		84	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	