



Kew Bridge Road, Brentford TW8



Kew Bridge Road, London, TW8

Leasehold (986 years remaining)

A stunning apartment on the 5th floor of this amazing development and located on Kew Bridge Road opposite Kew Gardens and close to the heart of Brentford.

Key Features

- 2 Double bedrooms
- 2 Bathrooms
- Balcony
- Concierge services
- Secure underground parking
- Popular location
- Council Tax: F
- Service Charge: £6,559.86 p/a
- Ground Rent: £300 p/a
- EPC: B



The Accommodation

The accommodation comprises; a welcoming entrance hallway with doors leading to all rooms and a good-sized storage cupboard. A light and spacious reception room (24'6 x 17'8) with plenty of natural light and has been tastefully decorated in neutral tones throughout. The kitchen has been thoughtfully arranged with an array of eye and base level units, integrated appliances, and an attached breakfast bar which gives you the separation from the kitchen and reception area. The balcony is accessed off the reception room boasting views over the River Thames and Kew Gardens.

The main bedroom is a large double room (18'0 x 10'1) benefitting from ample storage from the built-in wardrobe, together with a well-appointed en-suite bathroom off of the bedroom. The second bedroom (12'2 x 9'6) is perfect as a guest room or home office. Both bedrooms also access the balcony and offer plenty of light. Completing this stunning property is the family bathroom.





Sellers comments

We bought our apartment at 8 Kew Bridge Road “off the plan”, when there was only a large hole in the ground for the foundations, because we were so attracted to the location and the design features. We were fortunate to secure one of the few higher level directly Thames River facing apartments in the building, with beautiful views across to Kew Green, Kew Gardens and beyond. There are beautiful riverside walks along Strand-on-the-Green (and great pubs and restaurants!) and across the river to the Gardens and Richmond. The location is very convenient for travel into London via buses right outside and a train station across the road and Heathrow is easily accessible as well.

The building has been constructed to a very high standard and has always been very well managed. There is an active and energetic Residents Association which works closely with the building managers to ensure those standards are maintained. We have made good friends with a number of residents and there are social events such as an annual Christmas party, held in one of the restaurants that are part of the development. The Sainsburys Local and Costa next door are added benefits of the location.

During our ownership, we have rented the property out for some long periods and have always found it easy to rent, commanding a premium rental level and attracting quality tenants. Those tenants have always spoken highly of the attractions of living at Kew Bridge, which also include the secure underground parking and the gymnasium. The Concierge Team are friendly and very helpful.

So, what can the next owners look forward to? Watching rowing crews training up and down the river, admiring the houseboats moored to the banks, or catching the river cruiser to Hampton Court from the dock just over the bridge. We are sure any new owner will be happy with their purchase, either as their own home or as a rental investment.

Outside

Kew Bridge Road is known for its convenient transport links, making it a popular location for residents. The road is well-served by public transport, with several bus routes passing through the area. Kew Bridge railway station, located on the road itself, provides access to destinations across London, including connections to Waterloo and Richmond.







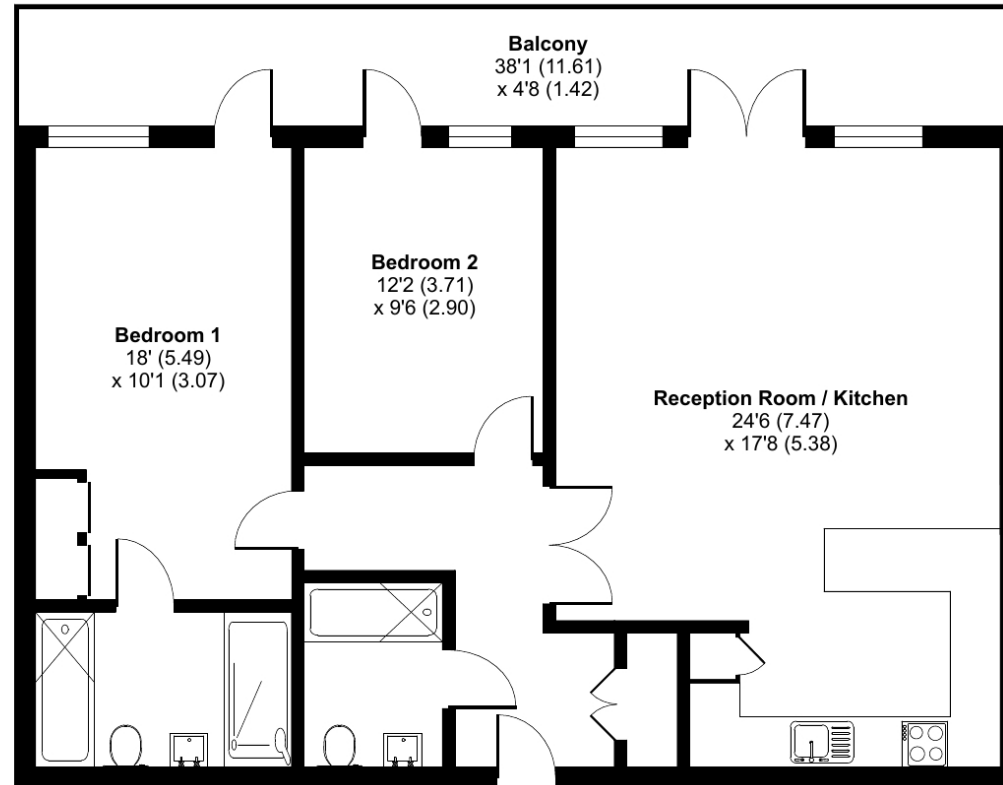


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Approximate Internal Area = 946 sq ft / 87.9 sq m

Balcony = 185 sq ft / 17.2 q m

For identification only - Not to scale



FIFTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for JLL Residential. REF: 1119041

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