



## Hive House Brentford TW8

Positioned on the tenth floor of Hive House, this beautifully considered three bedroom apartment enjoys far reaching views across west London. Extending to approximately 1,170 sq. ft., the apartment has been thoughtfully arranged around a generous open plan living space where full height glazing draws in an abundance of natural light throughout the day. Sliding doors open onto a private balcony, creating an effortless connection with the ever-changing meander of the River Thames below. The contemporary kitchen is seamlessly integrated, finished with

understated cabinetry, integrated appliances and clean architectural lines, while also enjoying views towards Brentford FC's Community Stadium. The principal bedroom is with fitted wardrobes and an elegant en suite shower room. Two further double bedrooms provide flexibility, served by a beautifully finished family bathroom. A restrained palette of light oak flooring, soft neutral tones and high quality finishes runs consistently throughout. Kew Bridge station is approximately two minutes on foot, providing fast connections into central London.

### KEY FEATURES

- 3 bedrooms**
- 2 bathrooms**
- Private balcony with views of River Thames**
- 24 hour concierge**
- Residents' lounge**
- Co-working spaces and meeting room**
- Private cinema**
- Residents' gym**
- Excellent transport links via Kew Bridge Station**
- Lease term: 241 years remaining approx.**
- Council tax band: E - £2,671.24 per annum approx.**
- Service charge: £6,000.00 per annum approx.**





## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	88 B	88 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## KEY INFORMATION

- Local authority:** London Borough of Hounslow
- Council tax band:** E - £2,671.24 per annum approx.
- Internal area:** 1,170 sq. ft. / 108.72 sq. m.
- No. of bedrooms:** 3

