

Provenance House, Kew Bridge Road, Brentford, TW8

Asking Price: £580,000

Benham & Reeves

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2 Bedroom (s) 1 Bathroom (s) Leasehold

A luxurious and well-presented two bedroom apartment located on the first floor of a modern development in Provenance House, Kew Bridge. Spanning an approximate 764 square feet, this apartment comprises a large living/dining area, access to a private balcony, a sleek, fitted kitchen with integrated appliances such as fridge/freezer, hob, oven, dishwasher and microwave. The main bedroom benefits from built-in storage and access to a private balcony. The further double bedroom also benefits from built in storage. The apartment further benefits from air conditioning, an extra storage cupboard in the hallway as well as a family bathroom, wooden flooring in the reception and hallway and carpets in the bedrooms for added comfort. A right to park in the development's secure underground carpark is included.

Kew Bridge residents benefit from a 24-hour concierge and residents' gym. Sainsbury's, Costa Coffee, Ait Riverside Bar is only a short walk away.

The area of Kew is nearby and has a good selection of open spaces, charming restaurants, boutique shops and popular cafes. Residents also benefit from close access to the A4/M4, which has good transport links in and out of London and is just a 20-minute drive to Heathrow airport. The property is less than a minute walk from Kew Bridge (South West Trains) mainline station which has direct services to Waterloo in just 30 minutes. Gunnersbury (District Line) underground station is less than a mile away.







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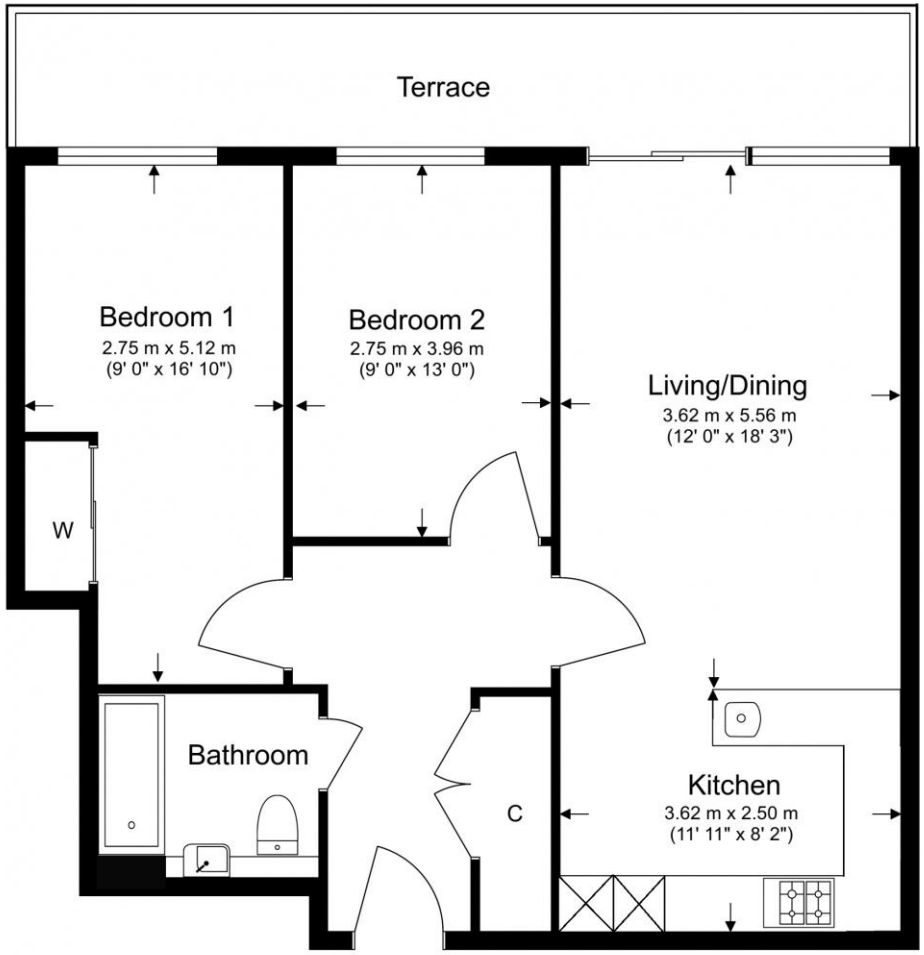


Property Features:

- Two Bedrooms
- One Bathroom
- First Floor
- Underground Secure Parking
- 764 Square Feet (Approx.)
- Private Balcony
- Right to Park
- 24 Hour Concierge
- Residents' Gym
- Kew Bridge Station (South Western Railway, Zone 3)

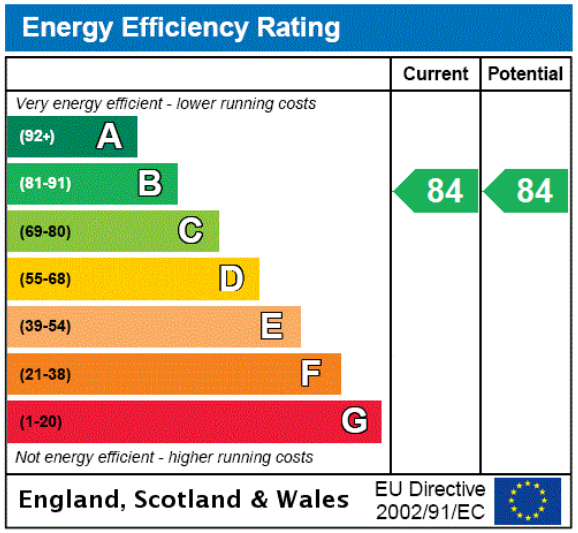
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Total Gross Internal Area
71 Sq/m - 764 Sq/ft



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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£580,000
Tenure:	Leasehold Expires 31/05/3010 Approximately 983 Years Remaining
Ground Rent:	£300.00 (per annum) For the year 2026
Service Charge:	£6,713.40 (per annum) For the year 2026, including the car park
Anticipated Rent:	£2,500.00 pcm Approx. 5.2 % Yield

Viewings:

All viewings are by appointment only through our Kew Office.

Our reference: NIN240057

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