



Masson House, Pump House Crescent, Brentford,

Offers in excess of: £650,000

 Benham
& Reeves

Masson House, Pump House Crescent, Brentford, TW8

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Spanning approximately 921 square feet, this well-presented three bedroom, two bathroom apartment is located on the sixth floor of Masson House. The apartment features a spacious living and dining area, a bespoke fitted kitchen with integrated appliances and a large breakfast bar, and access to a private wrap-around balcony. The apartment also offers a spacious principal bedroom with built-in wardrobes and an en-suite shower room, an additional second double bedroom and further study/third bedroom. Along the hallway, there is a modern three-piece family bathroom and a utility room. Further benefits include a right to park space in the development's secure underground car park.

The development features a 24-hour concierge, a residents' gym, and a business centre. The local areas of Kew and Brentford offer a good selection of open spaces, restaurants, boutique shops and popular cafes.

Residents also benefit from easy access to the A4/M4, which provides good transport links to and from London. The property is close to the world-renowned Kew Gardens and Kew Bridge (South Western Trains) mainline station, with direct services to Waterloo.



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Property Features:

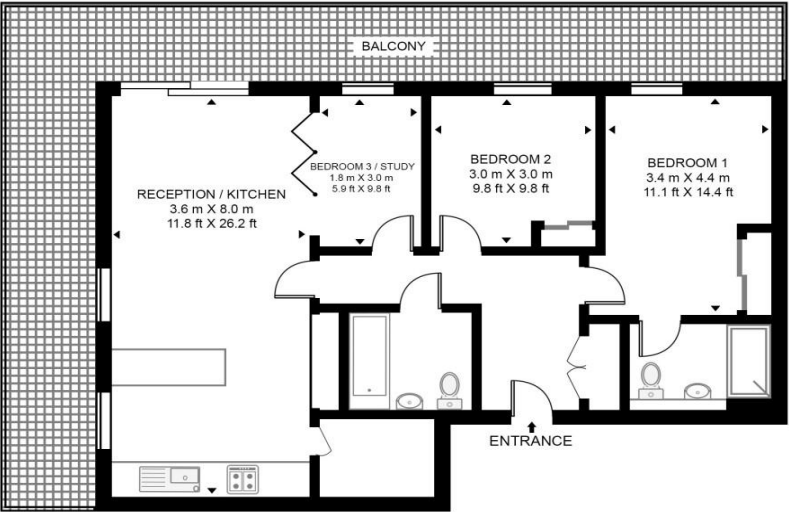
- Chain Free
- Three Bedrooms
- Two Bathrooms
- Sixth Floor
- 921 Square Feet (Approx.)
- Private Wrap-Around Balcony
- Parking
- Residents' Gym
- Concierge
- Kew Bridge Station (0.2 miles)



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MASSON HOUSE, PUMP HOUSE CRESCENT
APPROXIMATE GROSS INTERNAL FLOOR AREA 921 SQ.FT (85.6 SQ.M)



SIXTH FLOOR

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

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.
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Terms & Conditions:

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

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Tenure: Leasehold
Expires 31/12/3011
Approximately 985 Years Remaining

Ground Rent: £300.00 (per annum)
for the year 2026

Service Charge: £4,672.62 (per annum)
for the year 2026

Anticipated Rent: £3,415.00 pcm
Approx. 6.3% Yield

Viewings:

All viewings are by appointment only
through our Kew Office.

Our reference: BEA220251

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W: www.benhams.com

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