



## 41-42 Kew Bridge Road, Brentford

- 2 DOUBLE BEDROOMS
- PRIVATE TERRACE
- IMMACULATE
- SHARED OWNERSHIP
- EXCELLENT LOCATION
- FIRST FLOOR FLAT
- TWO BATHROOMS
- NO CHAIN
- PRIVATE UNDERGROUND PARKING

**£156,250**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# 41-42 Kew Bridge Road, Brentford

## DESCRIPTION

25% Shared Ownership

A beautifully maintained and well presented, bright and airy first floor purpose built apartment with a long lease, private secure underground parking and own private terrace.

The property boasts two double bedrooms, two bathrooms, open plan living and dining with ample storage throughout.

With no onward chain and situated in this sought after location this is a perfect home or investment opportunity.

25% £156,250  
Rent £822 pcm  
S.Chg £192 pcm  
Ground rent £29 pcm

50% £312,500  
Rent £548 pcm  
S.chg TBC (as above is a guide)  
Ground rent TBC (as above is a guide)

75% £468,750  
Rent £274 pcm  
S.chg TBC (as above is a guide)  
Ground rent TBC (as above is a guide)

Lease 93 years

Staircase option available.

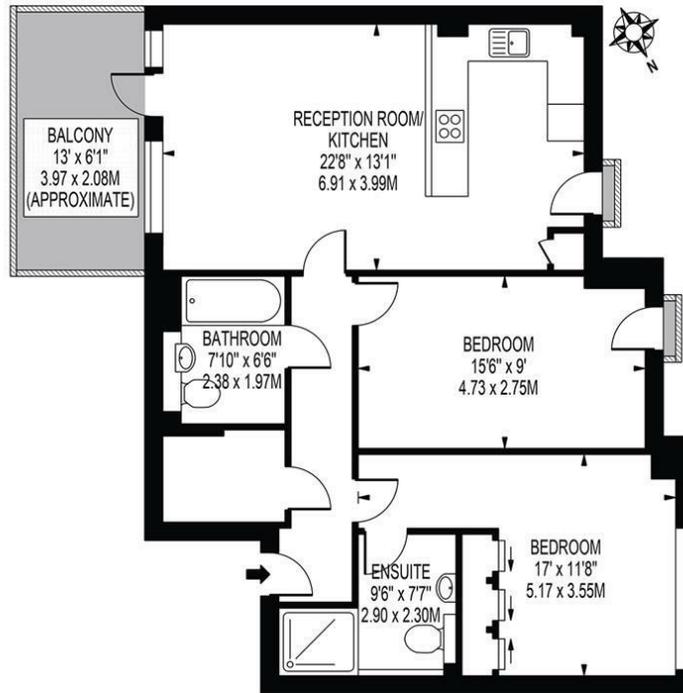
100% ownership available





## KEW BRIDGE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 821 SQ FT - 76.29 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## Viewing

Please contact our Hunters Brentford Office on 0208 568 2929 if you wish to arrange a viewing appointment for this property or require further information.

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Tel: 0208 568 2929 Email:

brentford@hunters.com <https://www.hunters.com>

