



## KEW BRIDGE COURT KEW BRIDGE ROAD W4 3AZ

An opportunity to purchase a unique, secure gated estate comprising of 94 self contained one, two and three bedroom apartments and 102 parking spaces.

The site covers 2.2 acres with a plot of land to the rear of the site which has the potential (subject to planning permission) to become a small block of six one bedroom flats.

Available subject to 6 x regulated tenancies and AST's tenancies details of which are available on request.

ERV of over £2.2m equating to a gross yield of 4%.

Freehold interest for sale – Price on application

## KEW BRIDGE COURT KEW A ROAD W4 3AZ

Kew Bridge Court comprises ninety four self contained residential units within five low built blocks set over ground to second or third floors; there are twelve one bedroom flats, seventy four two bedroom flats and eight three bedroom flats.

All of the apartments have been refurbished to a high standard within the last twelve months and are fully furnished in a contemporary style. Many of the apartments benefit from en-suite bathrooms to the master bedroom and the majority have balconies or patios. The site benefits from 104 off street parking spaces and landscaped communal gardens.

This unique site area covers 2.2 acres and is set behind electronic gates and the buildings are set well back from the road. There is a plot of land at the rear of the site which has potential for a small block of flats, subject to the necessary consents.

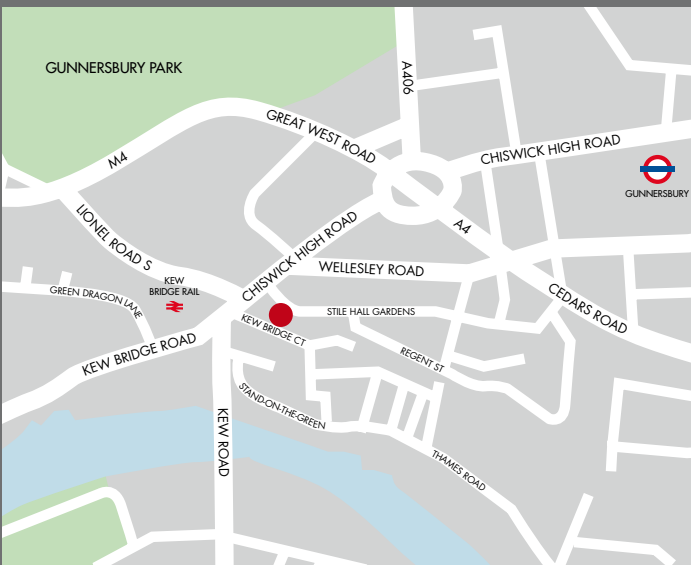
Kew Bridge Court is located off Chiswick High Road and moments away from the River Thames as well as Chiswick High Road with its selection of shops, bars and restaurants. With easy access to the M4/A4 via the Chiswick roundabout, Kew Bridge national rail with services every 15 minutes to Waterloo, and Gunnersbury Tube (District Line) within 8 minutes walk, Kew Bridge Court has excellent transport links.

Block	Unit No	Floor	Beds	Baths	SqFt	Tenancy Type	ERV PA	Outside Space
Priory Lodge	1	Ground	1	1	527	Assured	17,160	Patio
	2	Ground	2	1	665	Regulated Tenant	4,680	Patio
	3	Ground	2	1	690	Regulated Tenant	4,680	Patio
	4	Ground	1	1	533	AST	17,160	Patio
	5	1st	1	1	527	Regulated Tenant	4,680	Balcony
	6	1st	2	1	665	Regulated Tenant	4,680	Balcony
	7	1st	2	1	690	Regulated Tenant	4,680	Balcony
	8	1st	1	1	533	AST	17,160	Balcony
	9	2nd	1	1	527	AST	17,160	Balcony
	10	2nd	2	1	665	Regulated Tenant	4,680	Balcony
	11	2nd	2	1	690	AST	22,360	Balcony
	12	2nd	1	1	533	AST	17,160	Balcony
New Build	13	1st	1	1	534	AST	18,200	Balcony
	14	1st	1	1	513	AST	18,720	Terrace
	15	2nd	1	1	534	AST	18,200	Balcony
	16	2nd	1	1	513	AST	18,720	Terrace
	17	3rd	1	1	534	AST	18,200	Balcony
	18	3rd	1	1	513	AST	18,720	Terrace
North Block	19	Ground	3	2	813	AST	24,180	Patio
	20	Ground	3	2	811	AST	24,180	Patio x 2
	21	1st	2	2	819	AST	23,660	Balcony
	22	1st	2	2	818	AST	23,660	Balcony + Terrace
	23	2nd	2	2	823	AST	23,660	Balcony
	24	2nd	2	2	809	AST	23,660	Balcony + Terrace
	25	3rd	2	2	809	AST	23,660	Balcony x 2
	26	3rd	2	2	795	AST	23,660	Balcony x 2
	27	Ground	3	2	814	AST	24,180	Patio x 2
	28	Ground	3	2	774	AST	24,180	Patio
	29	1st	2	2	818	AST	23,660	Balcony + Terrace
	30	1st	2	2	784	AST	23,660	Balcony
	31	2nd	2	2	826	AST	23,660	Balcony + Terrace
	32	2nd	2	2	793	AST	23,660	Balcony
	33	3rd	2	2	795	AST	23,660	Balcony x 3
	34	3rd	2	2	795	AST	23,660	Balcony
	35	Ground	3	2	774	AST	24,180	Patio
	36	Ground	3	2	814	AST	24,180	Patio x 2
	37	1st	2	2	784	AST	23,660	Balcony
	38	1st	2	2	818	AST	23,660	Balcony + Terrace

Block	Unit No	Floor	Beds	Baths	SqFt	Tenancy Type	ERV PA	Outside Space
	39	2nd	2	2	793	AST	23,660	Balcony
	40	2nd	2	2	809	AST	23,660	Balcony + Terrace
	41	3rd	2	2	795	AST	23,660	Balcony
	42	3rd	2	2	795	AST	23,660	Balcony x 2
	43	Ground	3	2	811	AST	24,180	Patio x 2
	44	Ground	3	2	738	AST	23,920	N/A
	45	1st	2	2	818	AST	23,920	Balcony + Terrace
	46	1st	2	1	752	AST	22,360	N/A
	47	2nd	2	2	809	AST	23,920	Balcony x 2 + Terrace
	48	2nd	2	1	750	AST	22,360	N/A
	49	3rd	2	2	793	AST	23,920	Balcony x 2
	50	3rd	2	1	750	AST	22,360	N/A
South Block	51	Ground	2	1	753	AST	22,360	Patio
	52	Ground	2	2	790	AST	23,920	Patio
	53	1st	2	1	753	AST	22,360	Balcony
	54	1st	2	2	785	AST	23,920	Balcony
	55	2nd	2	1	753	AST	22,360	Balcony
	56	2nd	2	2	793	AST	23,920	Balcony x 2
	57	3rd	2	1	750	AST	22,360	N/A
	58	3rd	2	2	788	AST	23,920	Balcony
	59	Ground	2	2	785	AST	24,960	Patio
	60	Ground	2	2	785	AST	24,960	Patio
	61	1st	2	2	785	AST	24,440	Balcony
	62	1st	2	2	792	AST	24,960	Balcony x 2
	63	2nd	2	2	793	AST	24,180	Balcony x 2
	64	2nd	2	2	804	AST	24,180	Balcony x 2
	65	3rd	2	2	788	AST	24,180	Balcony x 2
	66	3rd	2	2	788	AST	24,180	Balcony x 3
	67	Ground	2	2	761	AST	24,180	Patio
	68	Ground	2	2	761	AST	24,180	Patio
	69	1st	2	2	761	AST	24,180	Balcony x 2
	70	1st	2	2	761	AST	24,180	Balcony
	71	2nd	2	2	784	AST	24,180	Balcony x 2
	72	2nd	2	2	784	AST	24,180	Balcony
	73	3rd	2	2	788	AST	24,180	Balcony
	74	3rd	2	2	788	AST	24,180	Balcony
	75	Ground	2	2	854	AST	24,180	Patio
	76	Ground	2	2	769	AST	24,180	Patio
	77	1st	2	2	854	AST	24,180	Balcony
	78	1st	2	2	769	AST	24,440	Balcony
	79	2nd	2	2	868	AST	24,440	Balcony x 2
	80	2nd	2	2	781	AST	24,440	Balcony x 3
	81	3rd	2	2	861	AST	24,440	Balcony x 2
	82	3rd	2	2	770	AST	24,440	Balcony x 2
West Block	83	Ground	2	2	782	AST	24,440	Patio
	84	Ground	2	2	1,014	AST	25,220	Patio x 2
	85	Ground	2	2	782	AST	24,440	Patio
	86	1st	2	2	783	AST	24,440	Terrace
	87	1st	2	2	1,014	AST	25,220	Balcony
	88	1st	2	2	776	AST	24,440	Terrace
	89	2nd	2	2	805	AST	24,700	Terrace
	90	2nd	2	2	1,033	AST	25,220	Balcony
	91	2nd	2	2	800	AST	24,700	Terrace
	92	3rd	2	2	805	AST	24,700	Terrace
	93	3rd	2	2	1,033	AST	25,220	Balcony
	94	3rd	2	2	800	AST	24,700	Terrace

Parking Spaces 104 at £50pw per space  
Total

130,000  
2,201,680



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IMPORTANT NOTICE We wish to advise prospective purchasers that these sales particulars are believed to be correct, but their accuracy is in no way guaranteed, nor do they form part of any contract. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Measurements are approximate. 228076

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