

Wren House

Kew Bridge Rise, Brentford, London,

Asking Price £4,000,000

A rare opportunity to acquire seven fully let, recently built apartments occupying the entire 11th floor of Wren House at Kew Bridge Rise, producing a combined rental income of £203,400 per annum.

CHESTERTONS









Wren House

Kew Bridge Rise, Brentford, London,

- Occupying the entire 11th floor of Wren House, Kew Bridge Rise development.
- The portfolio comprises three one-bedroom and four two-bedroom apartments
- Providing approximately 4,904 sq ft of combined internal accommodation.
- All seven properties are currently tenanted and collectively produce a rental income of £16,950 per calendar month, equivalent to £203,400 per annum, providing an incoming purchaser with an established income-producing asset from day one.
- The apartments have been built to a modern specification and benefit from the remainder of their new build warranties •
- Each apartment is well laid out, with contemporary kitchens and bathrooms, good natural light and private outdoor space.
- The two-bedroom apartments are particularly generous in size, with accommodation ranging up to approximately 902 sq ft.
- Seven apartments together on the same floor, rather than a portfolio spread across multiple developments.
- Professionally managed building, while retaining the flexibility of seven separate income-producing units.
- Modern residential development offering a strong range of residents' facilities, including concierge services, a gym, co-working space, landscaped podium gardens and a rooftop terrace.



- The location positioned close to the River Thames and within easy reach of Kew, Chiswick and Brentford. Kew Bridge Station is just a short walk away, while Gunnersbury provides further Underground and Overground connections.
- The seven apartments are currently producing the following rents:

Apartment	Type	SQFT	Anticipated sale price	Rental Income	Developers Price 2024
60	2 bed	786	£640,000	£2,700 pcm	£660,000
61	2 bed	797	£640,000	£2,825 pcm	£670,000
62	1 bed	538	£510,000	£2,000 pcm	£510,000
63	1 bed	538	£500,000	£2,000 pcm	£510,000
64	1 bed	538	£500,00	£2,025 pcm	£510,000
65	2 bed	753	£610,000	£2,700 pcm	£655,000
66	2 bed	732	£610,000	£2,700 pcm	£642,500

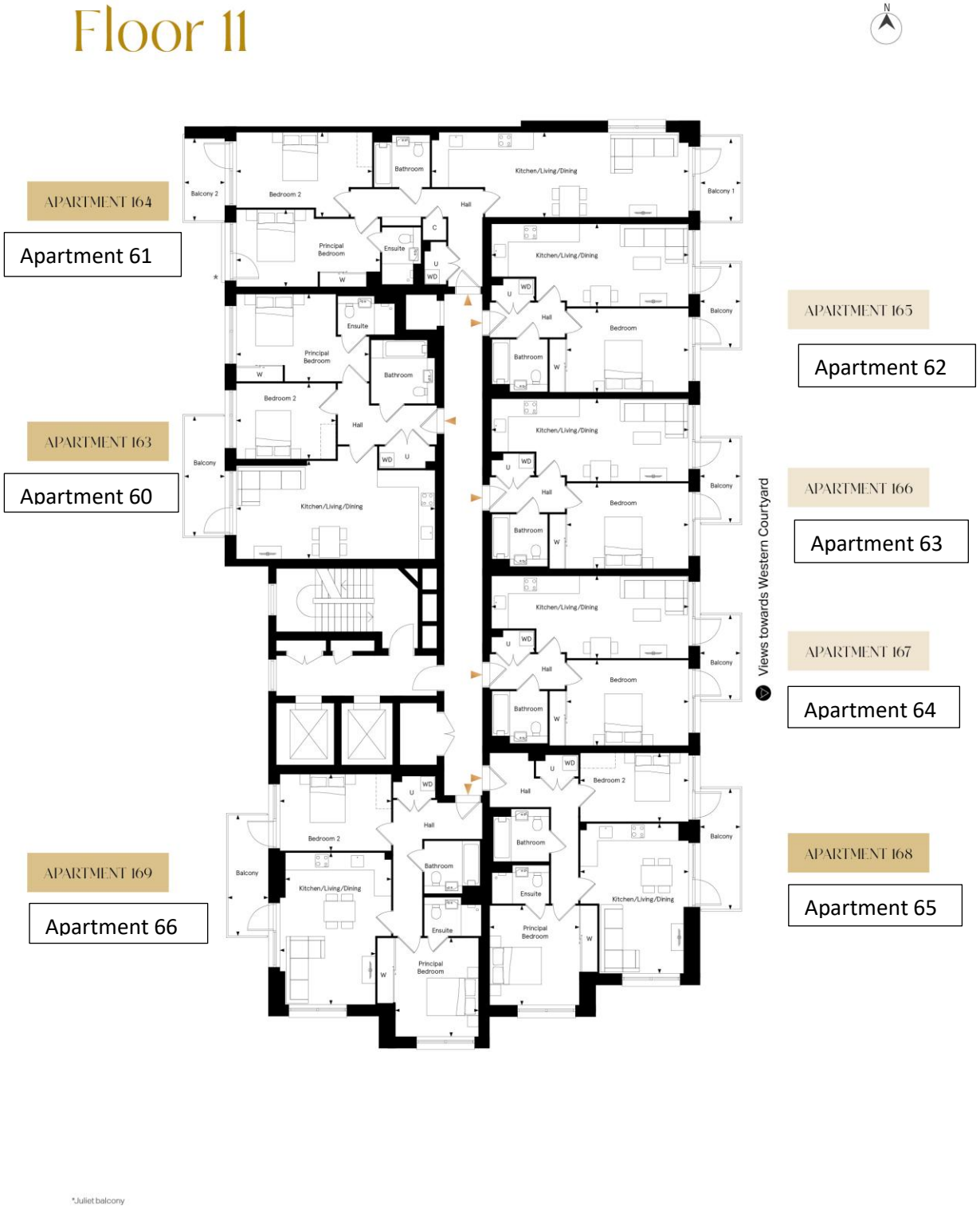
- This is an attractive opportunity for an investor
- Excellent transport connections to Central London and surrounding areas.
- Close to a range of local shops, cafés, restaurants and everyday amenities.
- Well positioned for Brentford, Kew and Chiswick.
- Attractive location for commuters and professionals.
- A desirable West London setting combining urban convenience with riverside surrounding

Tenure: Leasehold 998 years remaining
Service Charge: £4.52 per square foot
Ground Rent: £0
Local Authority: Hounslow Council
Council Tax Band: F

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