



WEDGEWOOD ESTATES

Residential Sales & Lettings

Kenbrook House, Kensington High Street, W14

An exceptionally bright and spacious three bedroom apartment situated on the 5th floor (with lift) of this well-maintained, portered building in the heart of Kensington. The property comes with 1 underground parking space and comprises; a west-facing reception/ dining room opening up to a balcony with views over Earl's Terrace and beyond, fully-fitted kitchen, 3 bedrooms, family bathroom and a separate shower room.

A 90-year extension to the lease is available for purchase and will be assigned to the buyer upon completion.

Kenbrook House is ideally located for the shopping, entertainment and transport facilities of Kensington High Street with easy access to the West End and the M4 leading to Heathrow Airport. The open Green spaces of Holland Park are only a short walk away.



RECEPTION/ DINING ROOM : KITCHEN : 3 BEDROOMS : BATHROOM :
SHOWER ROOM : BALCONY : LIFT : PORTER : UNDERGROUND PARKING
& STORAGE : LEASEHOLD (39 YRS) : COUNCL TAX BAND G : S. CHARGE
£6,500 P/A CIRCA. : S. CHARGE (GARAGE) £888 P/A : EPC RATING D

Asking Price £1,125,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £1,125,000

Service Charge: £6500 Annually Approx

IMPORTANT NOTICE

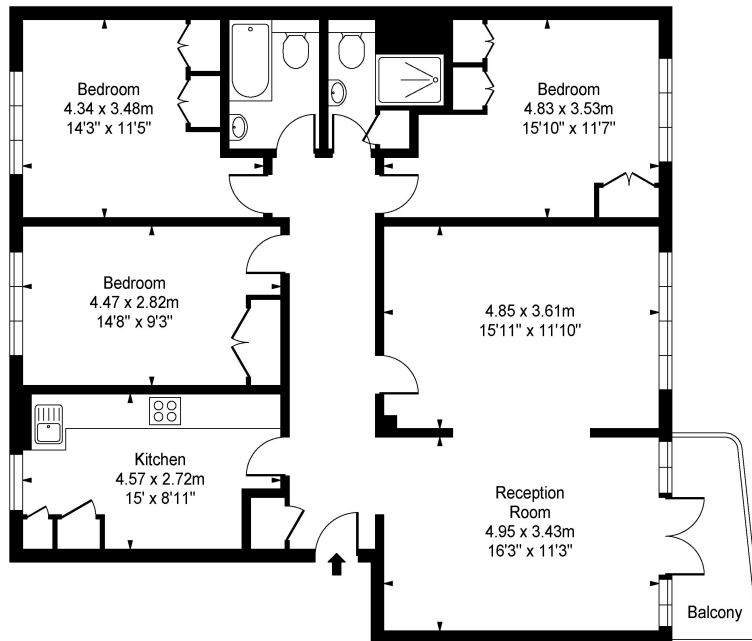
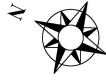
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. It should not be assumed that any content/furnishings/furniture, etc., photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s).
3. Measurements are approximate and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey, nor tested the services, appliances and fittings.
4. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement, these matters must be verified by the prospective purchasers that any necessary planning or building regulations have been obtained.
5. With regard to the tenure and service charges of the property, in many instances we have to rely on information supplied to us by the vendor or main agent. Tenure and service charge details MUST therefore be verified by prospective purchasers or their solicitors prior to purchase.





Kenbrook House, W14




Fifth Floor

Approx Gross Internal Area 1205 Sq Ft - 111.94 Sq M

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 Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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