



WEDGEWOOD ESTATES

Residential Sales & Lettings

Warren House, Kensington, W14

PRICE REDUCTION

A bright two-bedroom apartment with balcony situated on the second floor of this well-run, purpose-built modern building. The property is in good condition throughout and benefits from a spacious reception/dining room and fully-fitted kitchen. The master bedroom has en-suite bathroom and there is a further double bedroom and a separate bathroom.

There is a secure underground parking space with this flat and the building has a gym, 24-hour concierge and lifts.

Warren House is well located for the shopping, entertainment and transport facilities of Kensington High Street and Earl's Court. The open green spaces of Holland Park are also nearby.



RECEPTION/DINING ROOM : KITCHEN : MASTER BEDROOM WITH EN-SUITE : FURTHER DOUBLE BEDROOM : BATHROOM : LIFT : GYM : 24-HOUR PORTER : LEASE 976 YRS : GR RENT £175 PA : SERVICE CHARGE £6071 PA : COUNCIL TAX BAND G : EPC RATING C

Asking Price £795,000

Tel: 020 7603 7121

296 Kensington High Street, London W14 8NZ Fax: 020 7603 8065
sales@wedgewoodestates.co.uk rentals@wedgewoodestates.co.uk

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £795,000

Lease: 976 Years

Service Charge: £6071 Annually Approx

IMPORTANT NOTICE

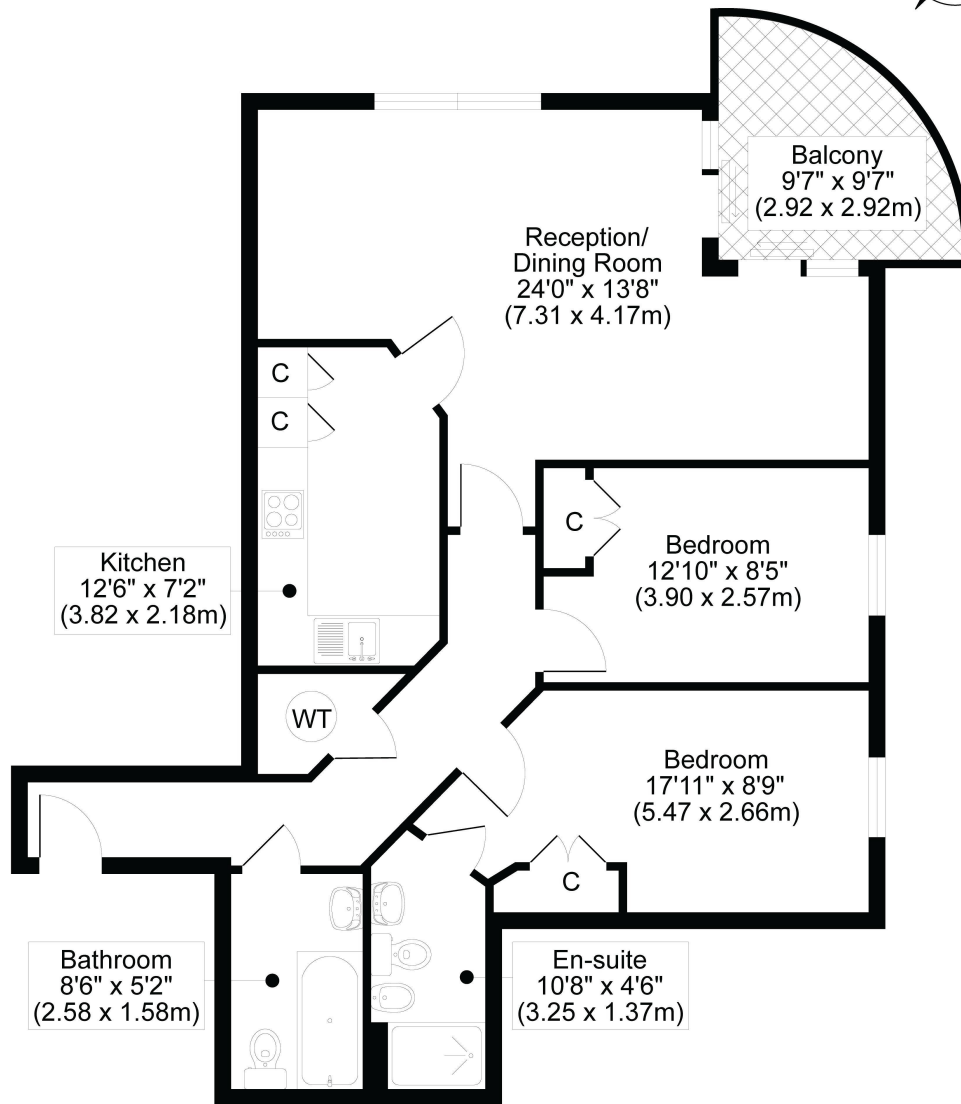
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

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.






BECKFORD CLOSE, W14
TOTAL APPROX FLOOR PLAN AREA 815 SQ.FT (76 SQ.M)
SECOND FLOOR



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) A		
(81-91) B		82
(69-80) C	74	
(55-68) D		
(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.