



WEDGEWOOD ESTATES

Residential Sales & Lettings

Fitzgeorge Avenue, West Kensington, W14

A bright and contemporary apartment situated on the 4th floor (with lift) in this sought-after, secure mansion block in Fitzgeorge Avenue, a pretty tree-lined street. The property benefits from a bright reception/dining room, separate kitchen, two double bedrooms, modern bathroom, high ceilings and wood floors throughout. Additionally there is the benefit of a porter service.

Fitzgeorge Avenue is ideally located for the public transport, shopping and entertainment facilities of both Kensington High Street and King Street Hammersmith. West Kensington underground and Olympia overground stations are within walking distance and A4/M4 access to Heathrow is close by.



**ENTRANCE HALL : RECEPTION : KITCHEN : 2 DOUBLE BEDROOMS :
BATHROOM : PORTER : SERVICE CH. APPROX £4800 PA : COUNCIL TAX
BAND E : EPC RATING E**

Asking Price £799,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Share Of Freehold

Asking Price £799,000

Lease: 990 Years

Service Charge: £7320 Annually Approx

IMPORTANT NOTICE

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

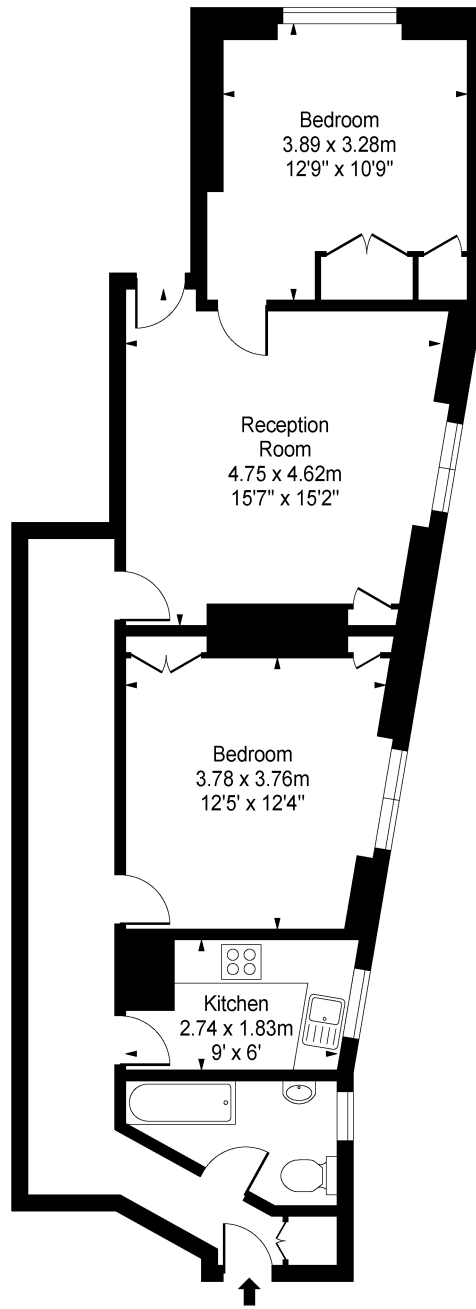
1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. 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.







Fitzgeorge Avenue, W14



Approx Gross Internal Area

831 Sq Ft - 77.23 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy
However all measurements are approximate.
The floor plan is illustrative purposes only and is not to scale

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		57
39-54 E	50	
21-38 F		
1-20 G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

