



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **Kenton Court, Kensington High Street, W14**

A well-proportioned one double bedroom apartment on the 5th floor (with lift) of this popular portered block on Kensington High Street. Situated quietly to the rear, this apartment is light and bright and benefits from a good-sized reception/dining room, spacious double bedroom, modern shower room, wood floors and ample storage.

Kenton Court is close to all the shopping, restaurants and cafes of the High Street, a 10-minute walk to the green, open spaces of Holland Park and with excellent transport facilities and easy access to the A4/M4 for Heathrow.

This apartment would make an ideal London pied-a-terre or rental investment or a great first-time buy.



RECEPTION/DINING ROOM : KITCHEN : DOUBLE BEDROOM : SHOWER  
ROOM : LIFT : PORTER : LEASE 104 YRS : S. CHARGE £4,120 PER  
ANNUM : GR. RENT £200 PER ANNUM : COUNCIL TAX £1,739 PA : EPC  
RATING C

**Asking Price £450,000**

**Tel: 020 7603 7121**

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## **Kenton Court, Kensington High Street, W14**

### SUBJECT TO CONTRACT

#### **TERMS:**

TENURE: Leasehold

Asking Price £450,000

Lease: 104 Years

Service Charge: £4120 Annually Approx

#### **IMPORTANT NOTICE**

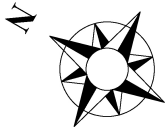
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

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.

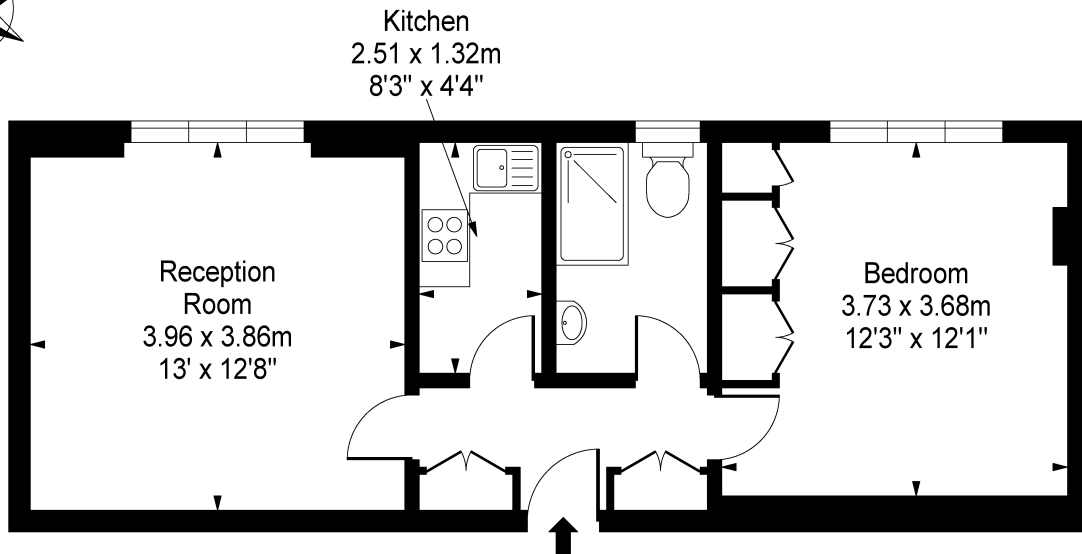








## Kenton Court, W14



Fifth Floor

Approx Gross Internal Area 450 Sq Ft - 41.80 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
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	71	80
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC

