



WEDGEWOOD ESTATES

Residential Sales & Lettings

REGENT HOUSE, WINDSOR WAY, BROOK GREEN W14

A rare opportunity to acquire an outstanding duplex penthouse apartment in Windsor Way. This spacious (2207 Sq Ft) four bedroom, four en-suite bathroom leasehold property offers far-reaching panoramic views from the large terraces. With its abundance of windows, this is a bright apartment with large reception, separate kitchen/breakfast room and a guest cloakroom with ample storage. Additionally there is an underground parking space.

Windsor Way is an award-winning, gated, secure development quietly situated in Brook Green, well-managed and maintained with a high level of 24-hour security.

It is ideally placed for the green spaces of Brook Green as well as the shopping and restaurant facilities of Kensington High Street, King Street Hammersmith and Westfield Shopping Centre. Hammersmith and Baron's Court underground stations are close by and the A4/M4 motorway offers speedy access to Heathrow Airport.



RECEPTION : KITCHEN/BREAKFAST ROOM : FOUR EN-SUITE
BEDROOMS : GUEST CLOAKROOM : BALCONY : ROOF TERRACE :
PARKING : LEASE 88 YEARS : COUNCIL TAX BAND H : SERVICE CHARGE
£9,795PA : GR RENT £220PA : EPC RATING C

Asking Price £2,775,000

Tel: 020 7603 7121

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REGENT HOUSE, WINDSOR WAY, BROOK GREEN W14

SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £2,775,000

Lease: 88 Years

Service Charge: £9795 Annually Approx

IMPORTANT NOTICE

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

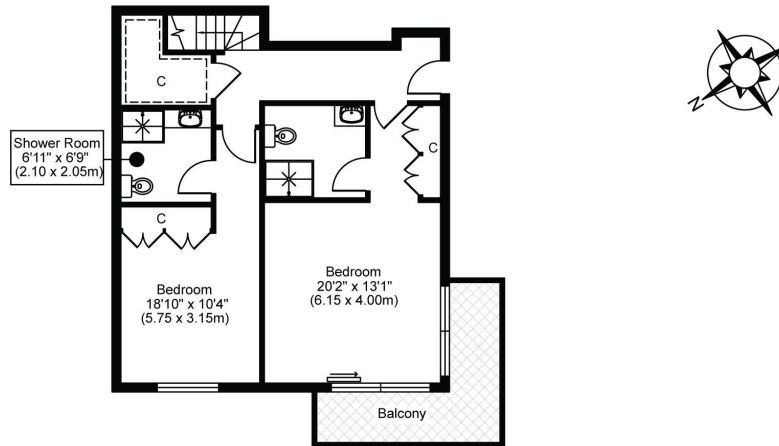
1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property.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



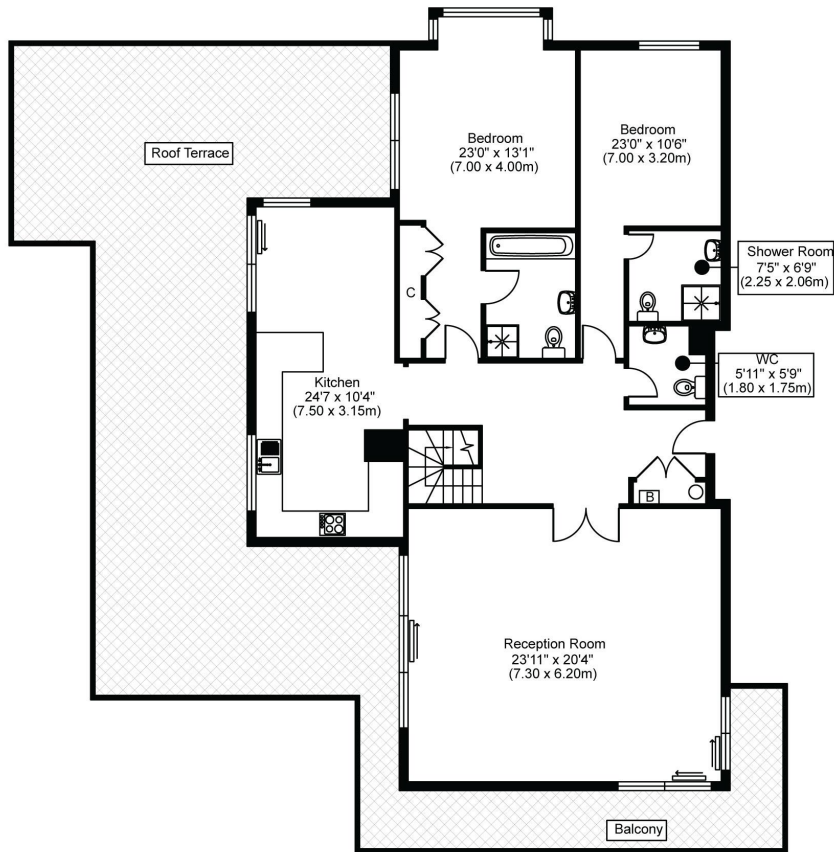


WINDSOR WAY, W14

TOTAL APPROX FLOOR PLAN AREA 2189 SQ.FT (203 SQ.M)




SIXTH FLOOR



SEVENTH 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		
(69-80) C	75	77
(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.