



WEDGEWOOD ESTATES

Residential Sales & Lettings

Palace Mansions, Earsby Street, London W14

A well-proportioned one bedroom apartment on the second floor of this well-maintained portered, red brick mansion building. Located on the favoured south-facing side of the building, this property comprises a bright reception / dining room, double bedroom with built-in storage and a family bathroom.

Palace Mansions is conveniently located for the public transport, shopping and entertainment facilities of both Kensington High Street and Hammersmith and open spaces of Holland Park are within walking distance. Access to the A4/M4 route to Heathrow is also close by.



RECEPTION / DINING ROOM : KITCHEN : DOUBLE BEDROOM :
BATHROOM : PORTER : LIFT : LEASEHOLD (975 YEARS) : SERVICE
CHARGE £3,000 P/A APPROX. : COUNCIL TAX BAND D : EPC RATING D

Asking Price £400,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £400,000

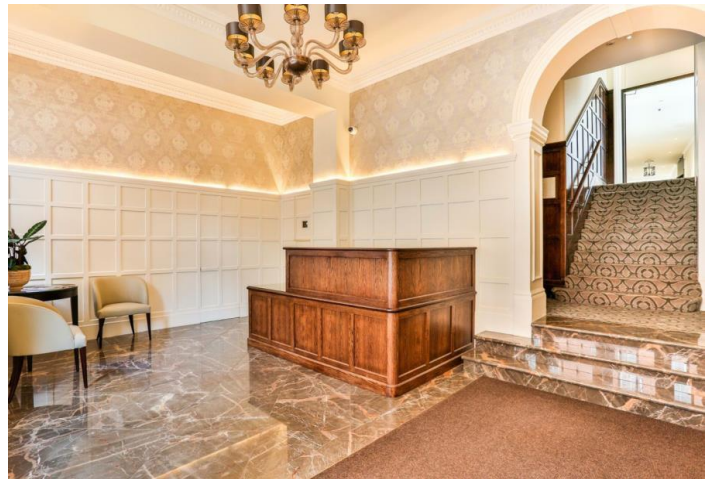
Lease: 975 Years

Service Charge: £3000 Annually Approx

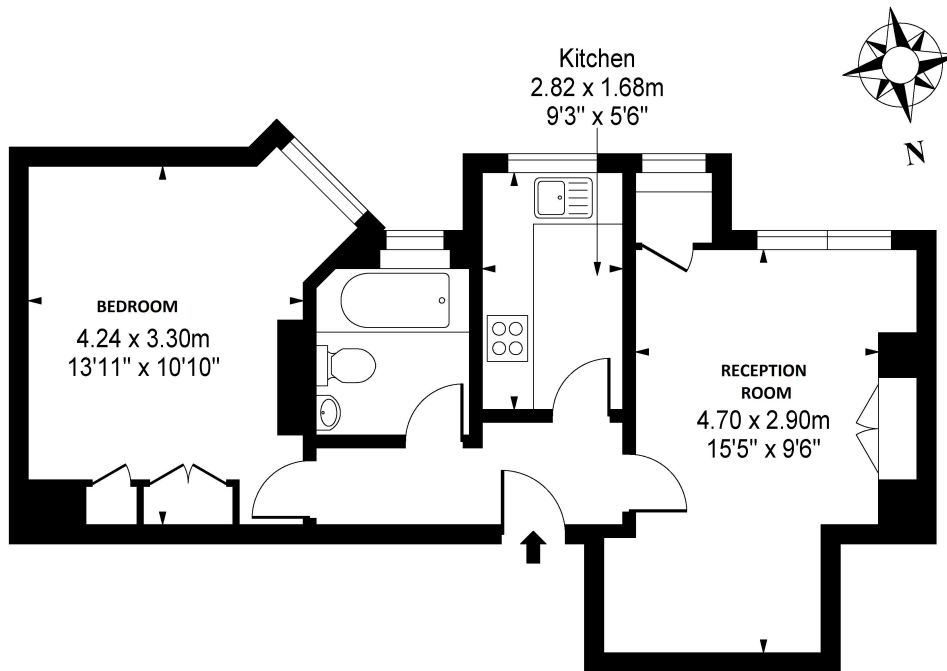
IMPORTANT NOTICE

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.



Earsby Street, London, W14



Second Floor

Approx Gross Internal Area 468 Sq Ft - 43.48 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 A | | |
| 81-91 B | | |
| 69-80 C | | 79 |
| 55-68 D | 68 | |
| 39-54 E | | |
| 21-38 F | | |
| 1-20 G | | |
| Not energy efficient - higher running costs | | |

England & Wales

EU Directive
2002/91/EC

