



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **Sandringham House, Windor Way, Brook Green, W14**

A spacious, beautifully presented and bright apartment situated on the second floor of an immaculately cared-for, gated and secure residential development. The property boasts a double-aspect reception/dining room with glass sliding doors leading to a private balcony, eat-in kitchen, two double bedrooms (one with en-suite bathroom) and shower room. The apartment further benefits from an allocated underground-car 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 entertainment 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 ROOM : KITCHEN : 2 BEDROOMS : EN-SUITE BATHROOM :  
SHOWER ROOM : BALCONY : PARKING : LIFT : 24HR SECURITY :  
LEASEHOLD (88 YRS) : S. CHARGE £5,162.50 PA : GROUND RENT £220.00  
PA : COUNCIL TAX BAND G : EPC RATING C

**Asking Price £975,000**

**Tel: 020 7603 7121**

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

## **Sandringham House, Windor Way, Brook Green, W14**

### SUBJECT TO CONTRACT

#### **TERMS:**

TENURE: Leasehold

Asking Price £975,000

Lease: 88 Years

Service Charge: £5162.52 Annually Approx

#### **IMPORTANT NOTICE**

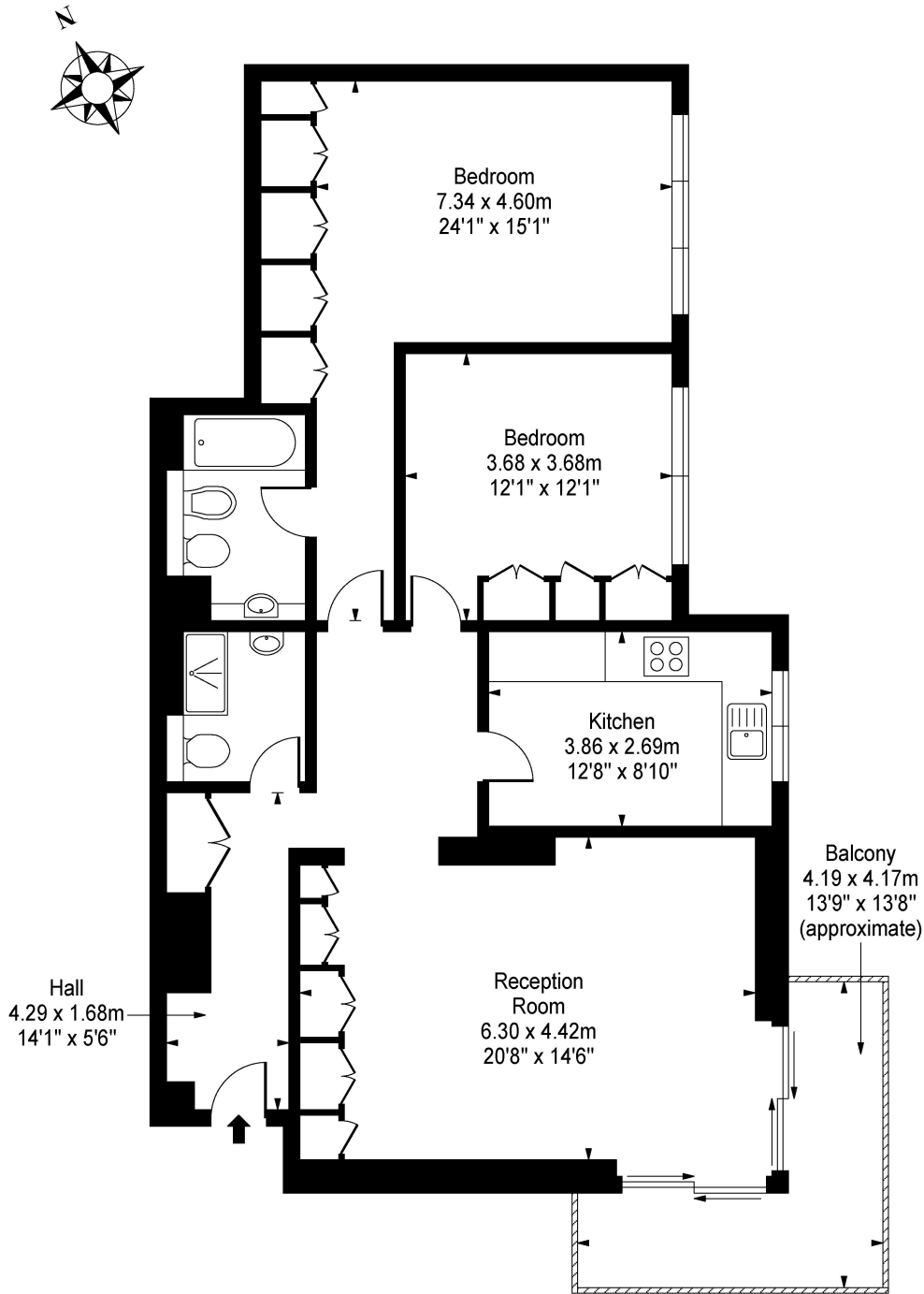
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

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.





# Brook Green, London, W14




Second Floor

Approx Gross Internal Area 1120 Sq Ft - 104.05 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
<i>Very energy efficient - lower running costs</i> (92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.