



WEDGEWOOD ESTATES

Residential Sales & Lettings

Huntsmore House, Pembroke Road, W8

RENTAL INVESTMENT

This is an exceptional and bright two bedroom apartment situated on the first floor of a sought-after, purpose-built block in Kensington. This Share of Freehold property benefits from a spacious reception/dining room with glass sliding doors leading to a West-facing balcony, separate modern kitchen, two bedrooms (one with en-suite shower room), a bathroom and an allocated secure parking space. Further benefits include a residents' swimming pool and gym, lift and 24-hour concierge service.

Huntsmore House is conveniently located for the shopping, restaurants, and transport facilities of Kensington High Street as well as being within a short walk from the open green spaces of Holland Park.



**RECEPTION : KITCHEN : 2 DOUBLE BEDROOMS : EN-SUITE SHOWER :
BATHROOM : BALCONY : COMM GARDEN : PARKING : 24 HR CONCIERGE
: SWIMMING POOL : GYM : SHARE OF FREEHOLD (993 YRS) : SERVICE
CH £4500PA : COUNCIL TAX BAND G : EPC RATING C**

Asking Price £900,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Share Of Freehold

Asking Price £900,000

Lease: 993 Years

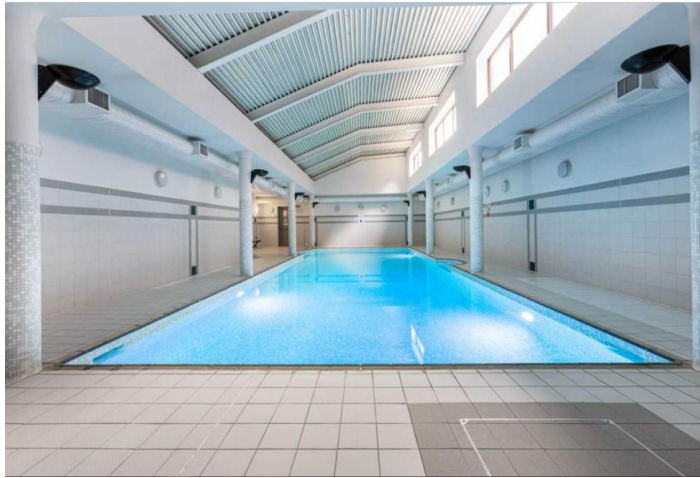
Service Charge: £4500 Annually Approx

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.

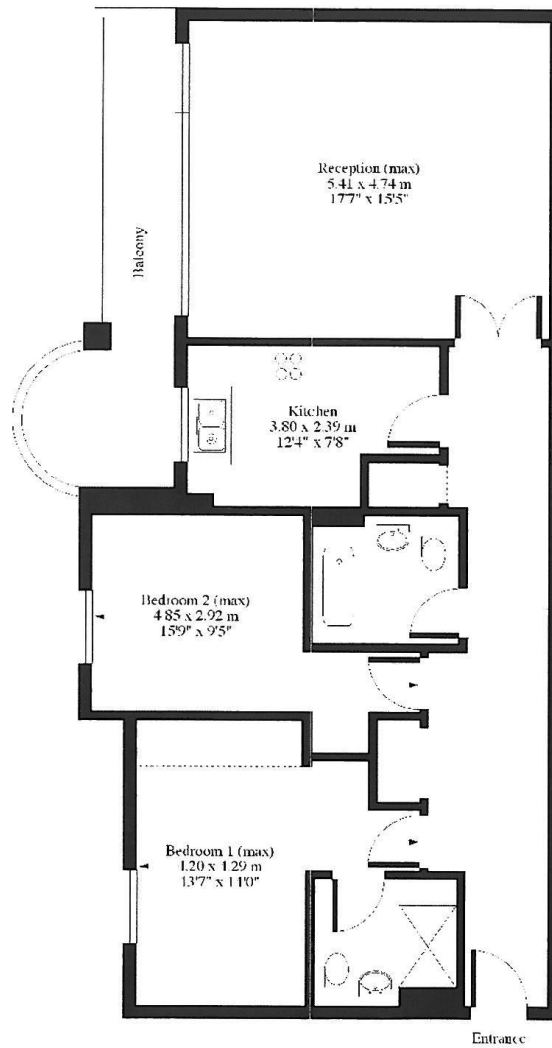




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Approx. Gross Internal Floor Area = 87 sq.meters • 942 sq.feet



FIRST FLOOR

For illustrative purposes only. Not to scale. Prepared by Swan Photography 01435 863908

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		82
69-80 C	78	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

