



WEDGEWOOD ESTATES

Residential Sales & Lettings

Oakwood Court, Abbotsbury Road, Kensington, W14

A superb, interior-designed and exceptionally spacious (2,621SqFt) four bedroom apartment with a long lease (950 years) and high ceilings situated on the 2nd floor (with lift) of this well-run, red-brick, portered mansion block just moments away from the open green spaces of Holland Park. This property has recently benefitted from "back to the bricks" refurbishment. The living space was completely re-designed for modern living and boasts a formal generous double reception / dining room. The second reception/ family room opens onto a balcony and flows into the fully integrated high end designer Bulthaup kitchen with bespoke appliances. Further, there are four double bedrooms, all with custom made wardrobes, three of which have en-suite contemporary bath/ shower rooms and additionally a separate family bathroom and utility room. Residents can benefit from use of a well-kept communal garden.

Oakwood Court is a secure 24-hour portered purpose built mansion block moments away from the excellent shopping, entertainment and transport facilities of Kensington High Street.



2 RECEPTION / DINING ROOMS : KITCHEN : 4 BEDROOMS : 3 EN-SUITE
BATH / SHOWER ROOMS : FAMILY BATHROOM : GUEST WC : 24HR
PORTER : LIFT : COMMUNAL GARDEN : LEASE 950 YRS : S. CHARGE
£11,000 P/A APPROX. : C. TAX BAND H : EPC RATING C

Asking Price £3,950,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £3,950,000

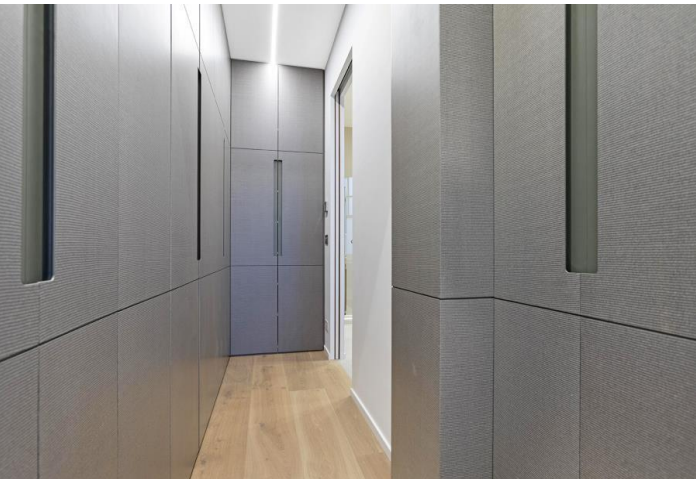
Lease: 950 Years

Service Charge: £11000 Annually Approx

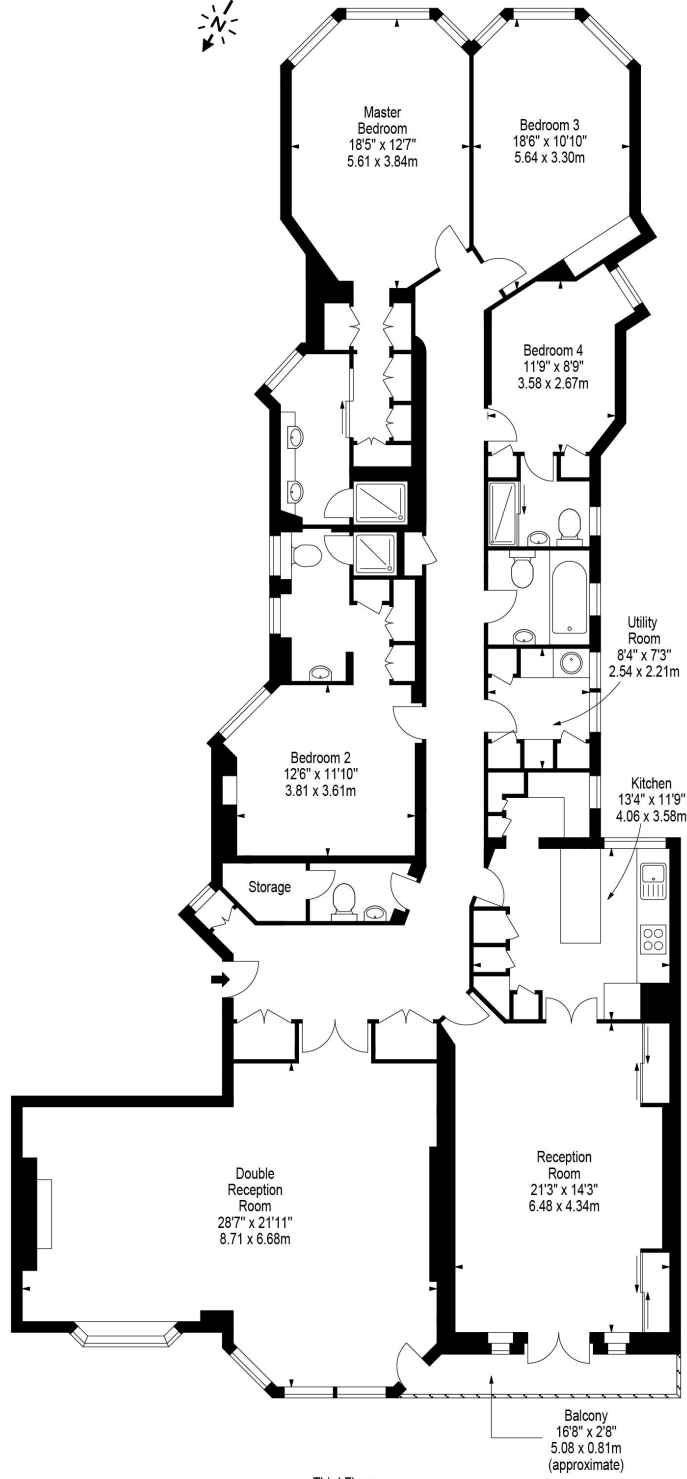
IMPORTANT NOTICE

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.




Oakwood Court,
Abbotsbury Road,
London, W14



Third Floor

Approx Gross Internal Area **2621 Sq Ft - 243.49 Sq M**
Floor Plan Supplied For Identification Purposes Only And May Not Be Accurate
Floor Plan by www.elegantmediasolution.com

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) A		
(81-91) B		81
(69-80) C	71	
(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.