



WEDGEWOOD ESTATES

Residential Sales & Lettings

Trinity House, 377 Kensington High Street, W14

A contemporary one bedroom apartment, situated on the 9th Floor of one of London's most luxurious developments in the heart of Kensington with 24h Concierge Service. The property features a modern, fully integrated kitchen and open plan reception room opening up to a wide balcony which extends to the generously proportioned bedroom, a high specification bathroom and built-in storage. Further benefits of the Development include a swimming pool, sauna, steam room, treatment rooms, gym, cinema, business suite & boardroom

The Kensington High Street location could not be more convenient with a wealth of shops, cafés, restaurants, supermarkets, banks and easy access to the A4/M4 for Heathrow Airport.



OPEN PLAN KITCHEN / RECEPTION ROOM : BEDROOM : BATHROOM :
BALCONY : 24-HOUR CONCIERGE : GYM : SAUNA : POOL : CINEMA :
TREATMENT ROOMS : COUNCIL TAX BAND F : LEASE 986 YRS : S
CHARGE £4800 PA : GR RENT £775 PA : EPC RATING B

Asking Price £850,000

Tel: 020 7603 7121

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £850,000

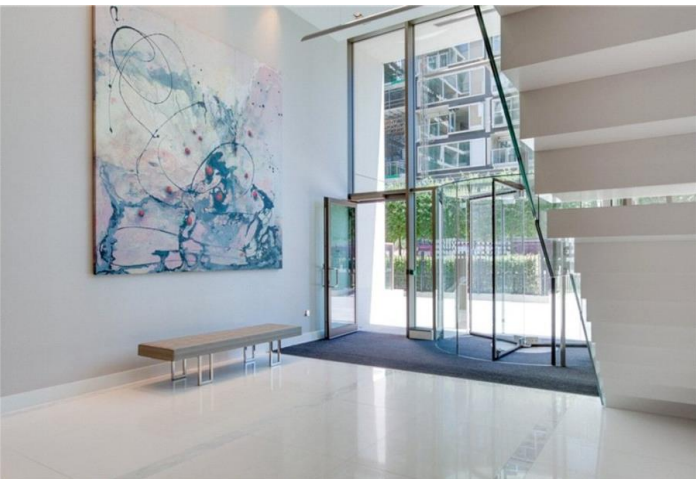
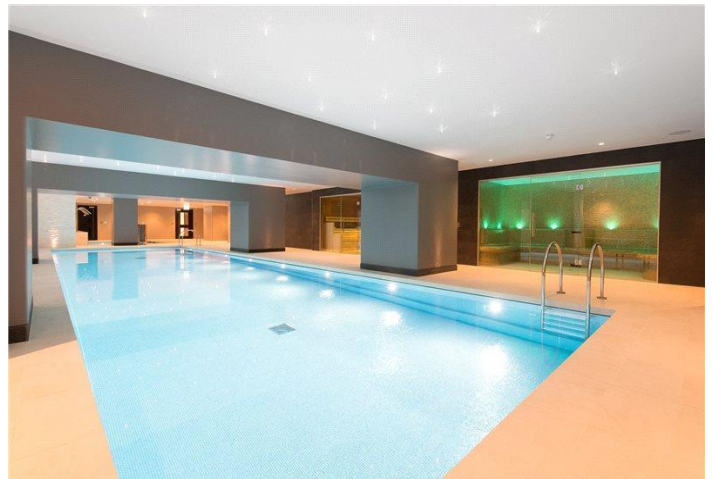
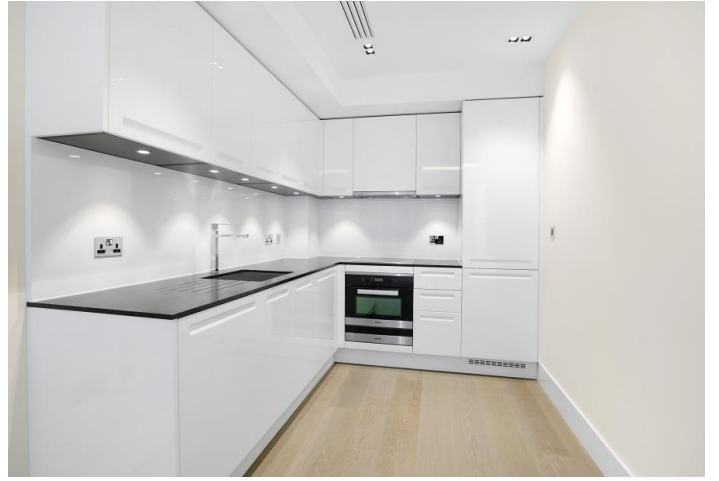
Lease: 986 Years

Service Charge: £4800 Annually Approx

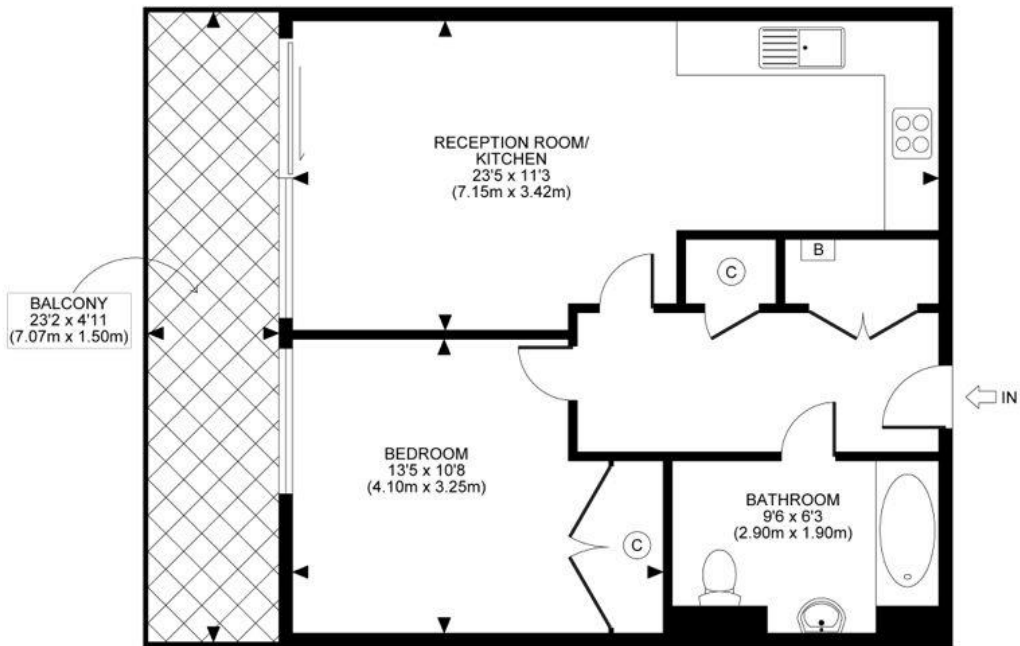
IMPORTANT NOTICE

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.



KENSINGTON HIGH STREET, W14
TOTAL APPROX. FLOOR PLAN AREA 521 SQ.FT (48 SQ.M.)
NINTH FLOOR



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) A		
(81-91) B	83	83
(69-80) C		
(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.