



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **North End House, Fitzjames Avenue, W14**

A bright, spacious three double bedroom apartment on the 3rd floor (with lift) of a secure purpose-built block within a gated community. The property benefits from a double reception/dining room, separate fully-fitted modern kitchen, 3 well proportioned double bedrooms, contemporary bathroom and shower room, wood floors throughout, ample storage and communal garden.

North End House is situated in a tree-lined avenue close to the shopping, restaurants and cafes of both Kensington High Street and King Street, Hammersmith. There are abundant transport facilities close by giving easy access to all parts of central London and beyond.



ENTRANCE HALL : DOUBLE RECEPTION : 3 DOUBLE BEDROOMS :  
BATHROOM : SHOWER ROOM : LIFT : PORTER : COMMUNAL GARDEN :  
SERVICE CHARGE C.£6415 PA INC HEATING/HW : GR RENT £330 PA :  
COUNCIL TAX BAND F : EPC RATING C

**Asking Price £950,000**

**Tel: 020 7603 7121**

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

## North End House, Fitzjames Avenue, W14

### SUBJECT TO CONTRACT

#### **TERMS:**

TENURE: Share Of Freehold

Asking Price £950,000

Lease: 952 Years

Service Charge: £6415 Annually Approx

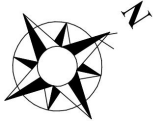
#### **IMPORTANT NOTICE**

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

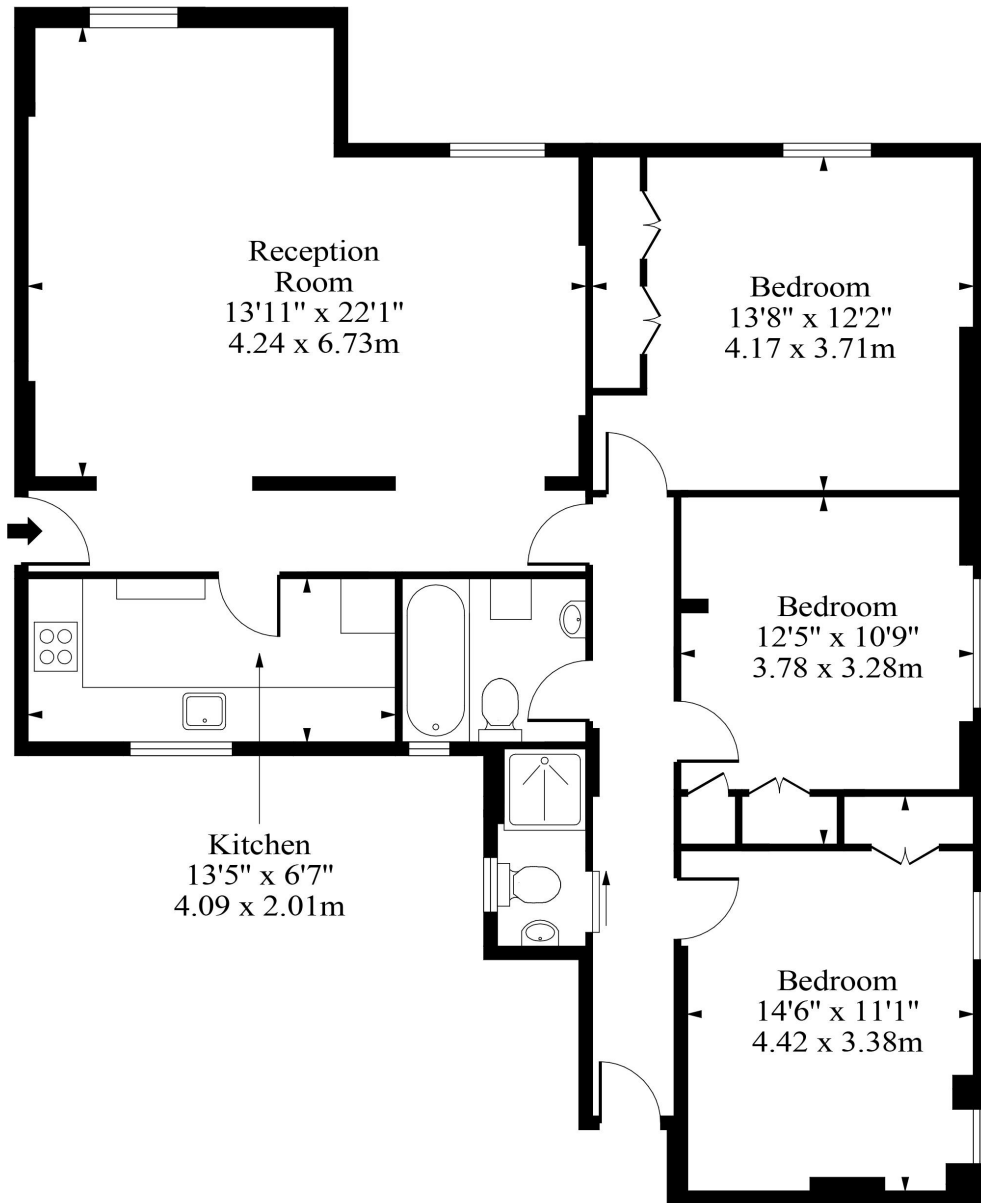
1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. 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.







## North End House, Fitzjames Avenue, W14



Third Floor

Approx Gross Internal Area      1036 Sq Ft - 97 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy  
However all measurements are approximate.

The floor plan is illustrative purposes only and is not to scale

# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		84
69-80 <b>C</b>	79	
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC

