



WEDGEWOOD ESTATES

Residential Sales & Lettings

WARREN HOUSE, KENSINGTON, W14

An exceptionally bright, spacious three bedroom, 6th floor apartment (with lift) with double reception room leading on to a terrace with far-reaching views. There is a separate kitchen, master bedroom with en-suite shower room and two further bedrooms, a family bathroom and a guest WC.

This property also benefits from good storage and an allocated underground parking space.

Warren House is a secure and well maintained building, benefitting from 24 hour portage and gym and is situated close to the shopping, entertainment and transport facilities of Kensington High Street and Earl's Court. Holland Park is also nearby with its gardens, children's play facilities, sports areas and large areas of woodland as well as easy access to the A4/M4 for Heathrow.



RECEPTION/DINING ROOM : KITCHEN : MASTER BEDROOM WITH EN-SUITE SHOWER ROOM : TWO FURTHER BEDROOMS : BATHROOM : GUEST WC : PARKING SPACE : LIFT ; 24-HR CONCIERGE : LEASE EXP 2998 : C TAX BAND F : S CHGE £8,850 PA APPROX : EPC RATING C

Asking Price £1,275,000

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WARREN HOUSE, KENSINGTON, W14

SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £1,275,000

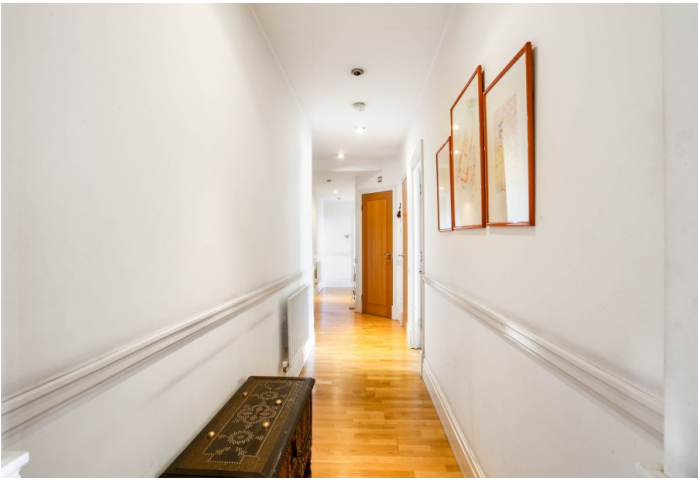
Lease: 973 Years

Service Charge: £8850 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.

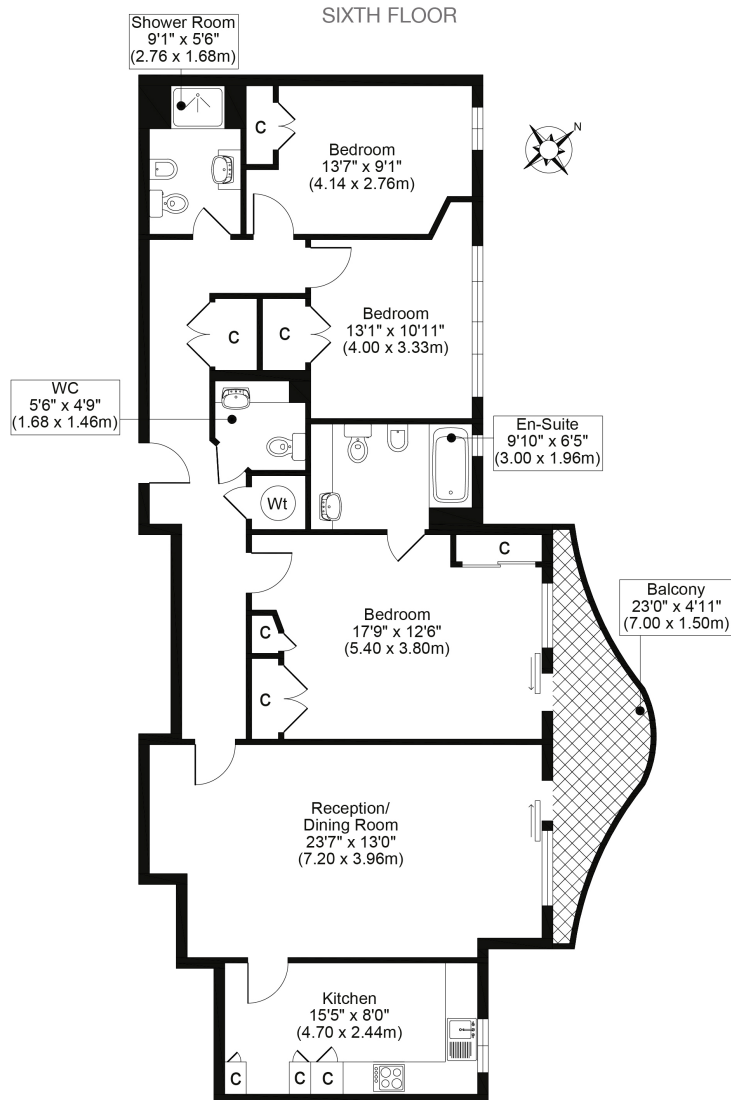


WARREN HOUSE, W14

TOTAL APPROX FLOOR PLAN AREA INCLUDING BALCONY 1356 SQ.FT (126 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING BALCONY 1280 SQ.FT (118 SQ.M)

SIXTH FLOOR



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	77	79
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	