



WEDGEWOOD ESTATES

Residential Sales & Lettings

Oakwood Court, Abbotsbury Road, Holland Park, W14

An exceptional, interior designed apartment situated on the 1st floor (with lift) of this very well-run, elegant red-brick secure mansion block moments away from the open green spaces of Holland Park. Occupying one of the most favoured positions in the building with views over the communal gardens, this apartment offers a generous double reception room, dining room, large eat-in kitchen, four bedrooms, 2 en-suite bath/shower rooms. The property has been refurbished to an extremely high standard throughout and benefits from high ceilings, bespoke fixtures and fittings, wood floors and ample storage.

Oakwood Court is a secure 24-hour portered mansion block moments from the open spaces of Holland Park and close to the excellent shopping, entertainment and transport facilities of both Kensington High Street and Holland Park Avenue.



RECEPTION / DINING ROOM : EAT-IN KITCHEN : 4 BEDROOMS : 2
BATHROOMS (1 EN-SUITE) : SHOWER ROOM : LIFT : 24HR PORTER :
COMM GARDEN : LEASEHOLD : S. CHARGE £8,000 P/A APPROX. : C. TAX
BAND H : EPC RATING D

Asking Price £4,000,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £4,000,000

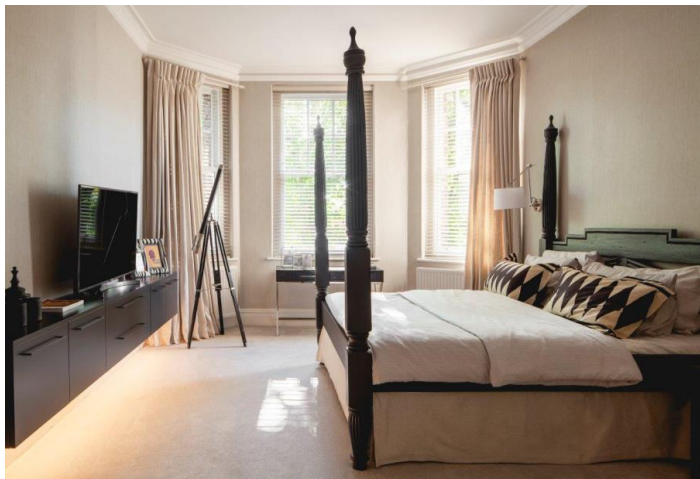
Lease: 114 Years

Service Charge: £8000 Annually Approx

IMPORTANT NOTICE

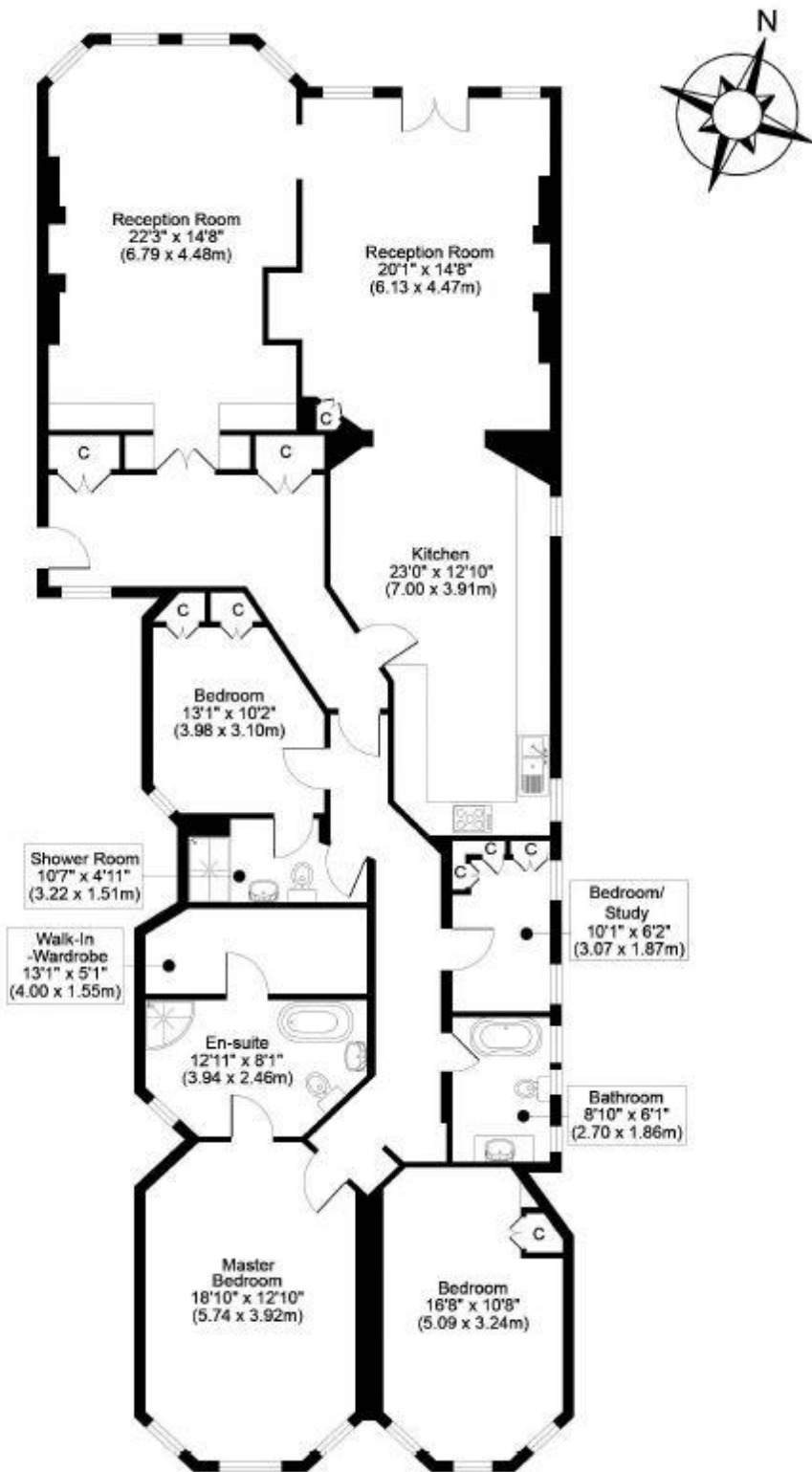
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

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, W14
TOTAL APPROX FLOOR PLAN AREA 2205 SQ.FT 205 SQ.M)
FIRST FLOOR FLAT



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(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.