



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **Oakwood Court, Abbotsbury Road, Kensington, W14**

A bright and spacious lateral apartment (2,788 sq.ft) with far-reaching westerly views situated on the 4th floor of this sought-after mansion block in the heart of Kensington. Recently refurbished to a high standard, the property boasts three spacious reception rooms offering excellent family/ entertaining space, separate fully-integrated kitchen, 5 bedrooms (one with en-suite shower) with integrated storage, separate family bathroom, shower room and guest cloakroom.

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.



**3 RECEPTION ROOMS : KITCHEN : 5 BEDROOMS : 2 SHOWER ROOMS (1 EN-SUITE) : FAMILY BATHROOM : GUEST WC : LIFT : 24 HOUR PORTER : COMMUNAL GARDEN : COUNCIL TAX BAND H : S CHARGE £12,500PA : LEASE 25 YRS : GR RENT £200PA : EPC RATING D**

**Asking Price £2,550,000**

**Tel: 020 7603 7121**

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## Oakwood Court, Abbotbury Road, Kensington, W14

### SUBJECT TO CONTRACT

#### **TERMS:**

TENURE: Leasehold

Asking Price £2,550,000

Lease: 25 Years

Service Charge: £12500 Annually Approx

#### **IMPORTANT NOTICE**

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

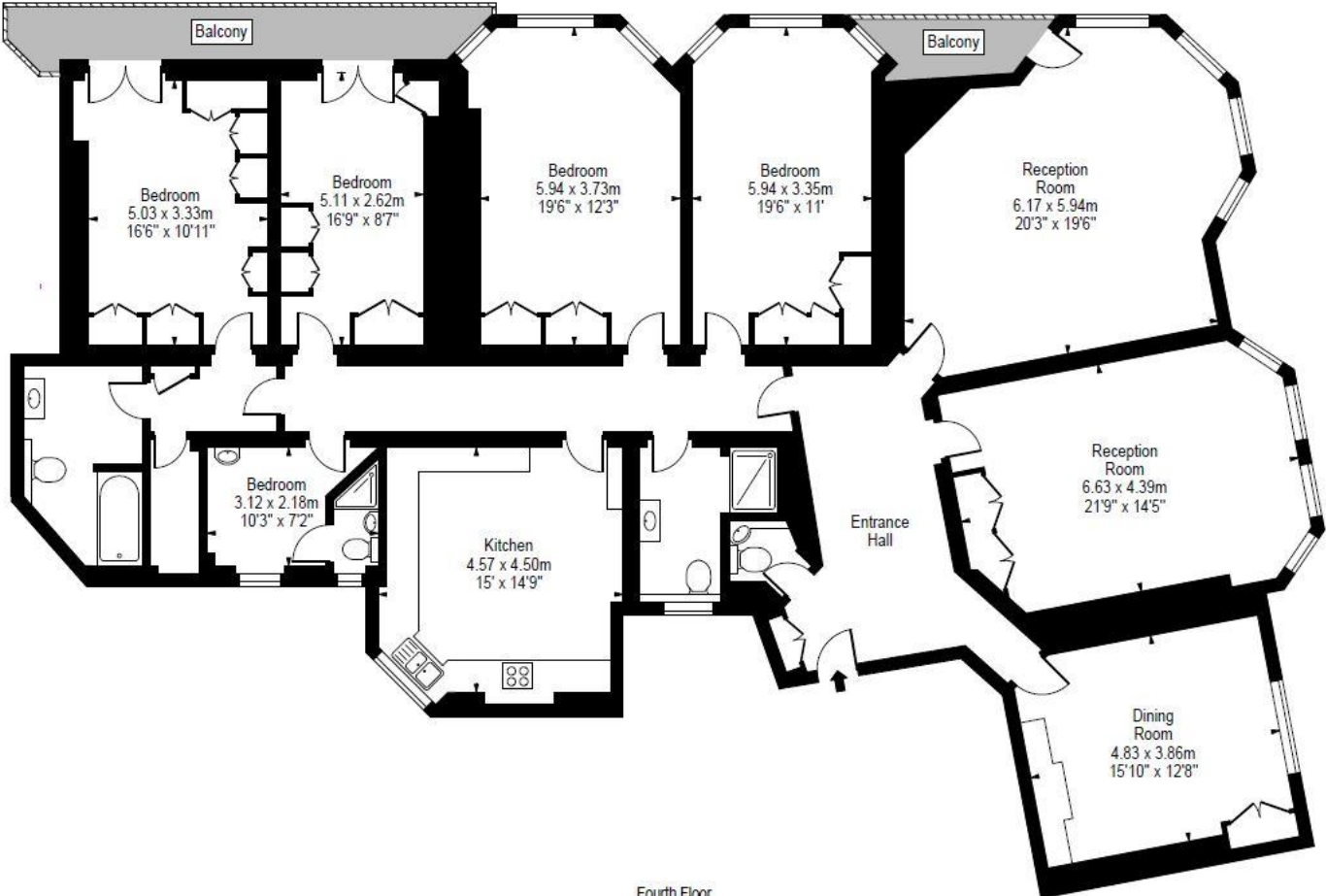
1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property.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








Abbotsbury Road, W14




Fourth Floor

Approx Gross Internal Area 2788 Sq Ft - 259.01 Sq M

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.