



WEDGEWOOD ESTATES

Residential Sales & Lettings

Kenton Court, Kensington High Street, W14

A newly refurbished and exceptionally spacious two bedroom apartment situated on the 4th floor (with lift) of this popular portered block. The apartment benefits from wooden floors throughout and boasts a double reception/ dining room, fully-integrated kitchen, master bedroom with en-suite bathroom, second bedroom with built-in wardrobes and a separate contemporary shower room.

Kenton Court is ideally located for all amenities of the Royal Borough with easy access to the West End and Heathrow Airport via M4. The open green spaces of Holland Park are a short walk away.



ENTRANCE HALL : RECEPTION / DINING ROOM : KITCHEN : 2
BEDROOMS : EN-SUITE BATHROOM : SHOWER ROOM : LIFT : PORTER :
LEASEHOLD (103 YRS) : S. CHARGE £6912 PA APPROX. : GROUND RENT
£50 PA APPROX : COUNCIL TAX BAND G : EPC RATING C

Asking Price £1,100,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £1,100,000

Lease: 103 Years

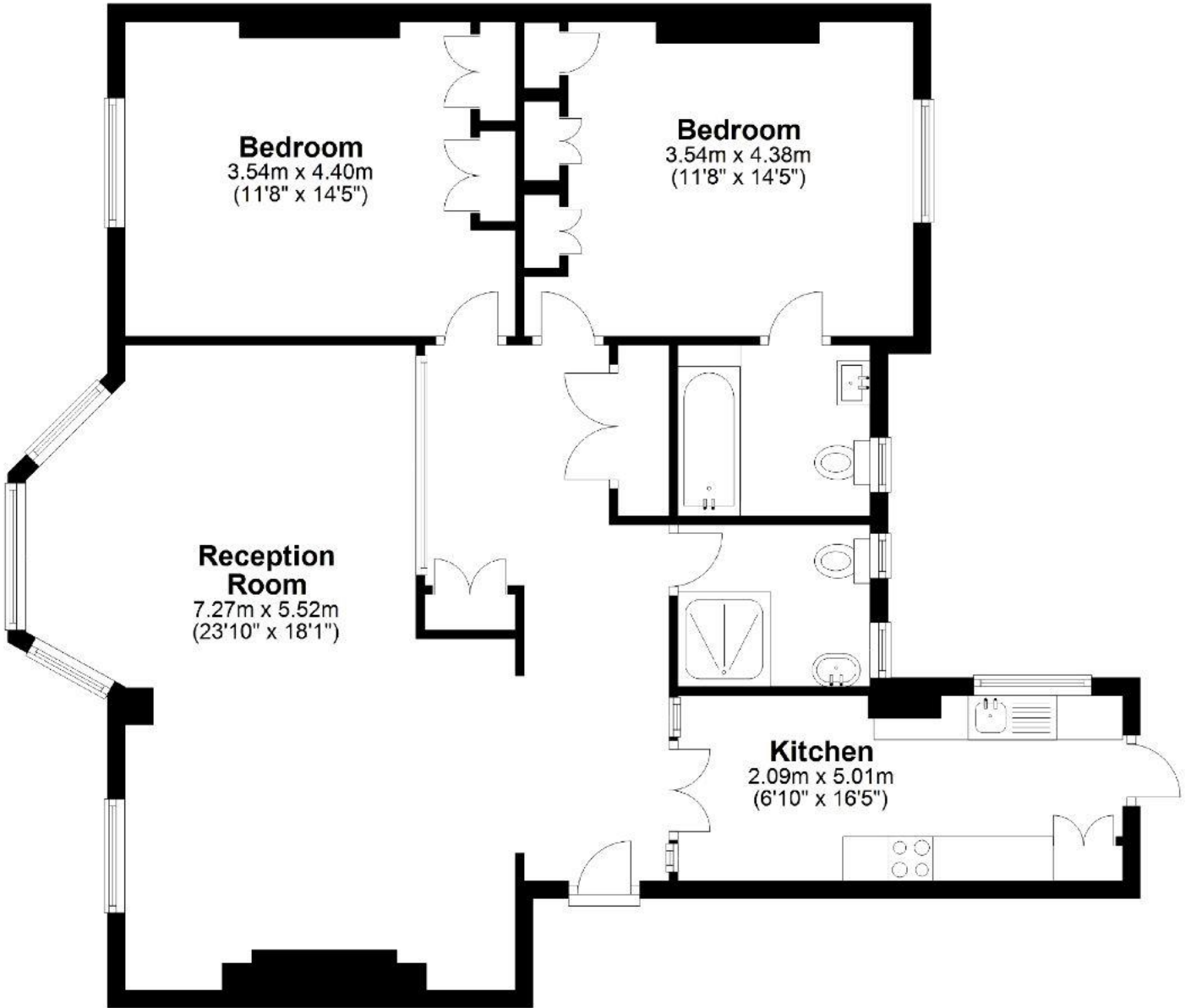
Service Charge: £6912 Annually Approx

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.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) A		
(81-91) B		
(69-80) C	74	78
(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.