



WEDGEWOOD ESTATES

Residential Sales & Lettings

Campden Hill Towers, Notting Hill Gate, W11

PRICE REDUCTION

A contemporary, west-facing duplex apartment with far-reaching views over London. Located on the 7th and 8th floors of a very popular building on Notting Hill Gate, this bright two bedroom apartment benefits from two double bedrooms, modern fully-fitted kitchen and a bathroom. The apartment further benefits from wood floors throughout and a lovely balcony from the living room.

Campden Hill Towers is situated minutes away from Notting Hill Gate Tube Station and close to all the amenities of Notting Hill, Holland Park Avenue and the fashionable Portobello Road.



RECEPTION ROOM : KITCHEN : TWO DOUBLE BEDROOMS : BATHROOM
: BALCONY : PORTER : LIFTS : LEASE 33 YEARS RENEWABLE : SERVICE
CHARGE £3024 PA INC GR RENT : COUNCIL TAX BAND E : EPC RATING
C

Asking Price £550,000

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Campden Hill Towers, Notting Hill Gate, W11

SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £550,000

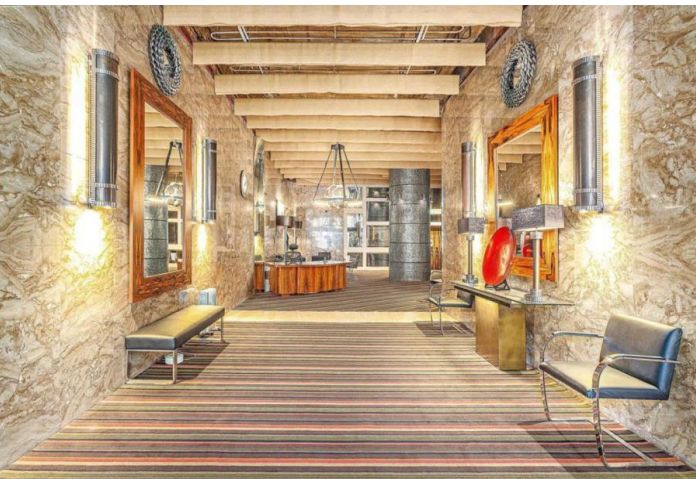
Lease: 33 Years

Service Charge: £3024 Annually Approx

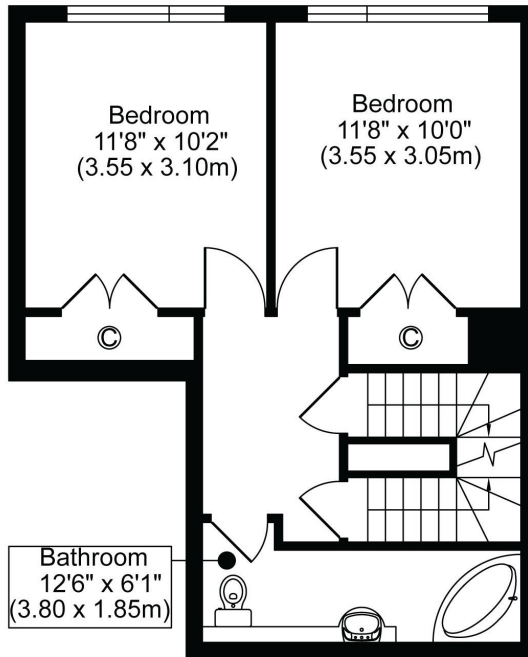
IMPORTANT NOTICE

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

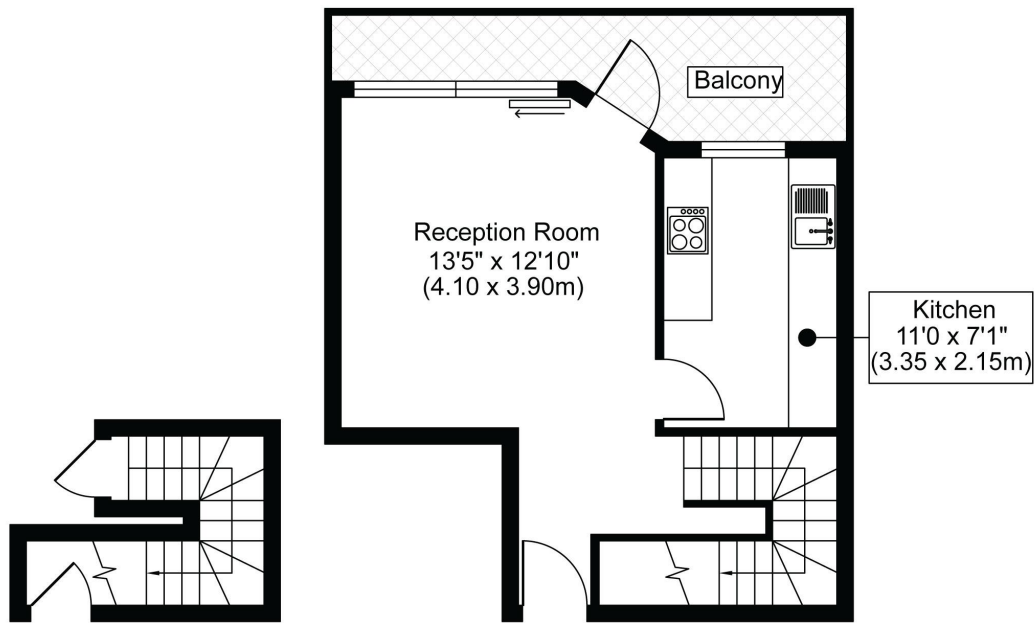
1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property.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



NOTTING HILL GATE, W11
TOTAL APPROX FLOOR PLAN AREA 816 SQ.FT (76 SQ.M)



EIGHTH FLOOR



NINTH FLOOR

SEVENTH 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	73	75
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

