



**WEDGEWOOD ESTATES**

*Residential Sales & Lettings*

### **Tollard House, Kensington High Street, London, W14**

A bright and spacious two bedroom apartment situated on the 5th floor of this modern purpose-built block. Both reception room and bedroom open on to a full length balcony.

Tollard House is conveniently located for the shopping, entertainment and transport facilities of Olympia, Hammersmith and Kensington High Street.



ENTRANCE HALL : RECEPTION /DINING ROOM : KITCHEN : MASTER  
BEDROOM WITH EN-SUITE SHOWER ROOM : FURTHER DOUBLE  
BEDROOM : BATHROOM : BALCONY : LIFT : PORTER : UNDERGROUND  
PARKING SPACE : EPC RATING C

**Asking Price £825,000**

**Tel: 020 7603 7121**

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**Tollard House, Kensington High Street, London, W14**

SUBJECT TO CONTRACT

**TERMS:**

TENURE: Leasehold

Asking Price £825,000

Lease: 977 Years

Service Charge: £2900 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.





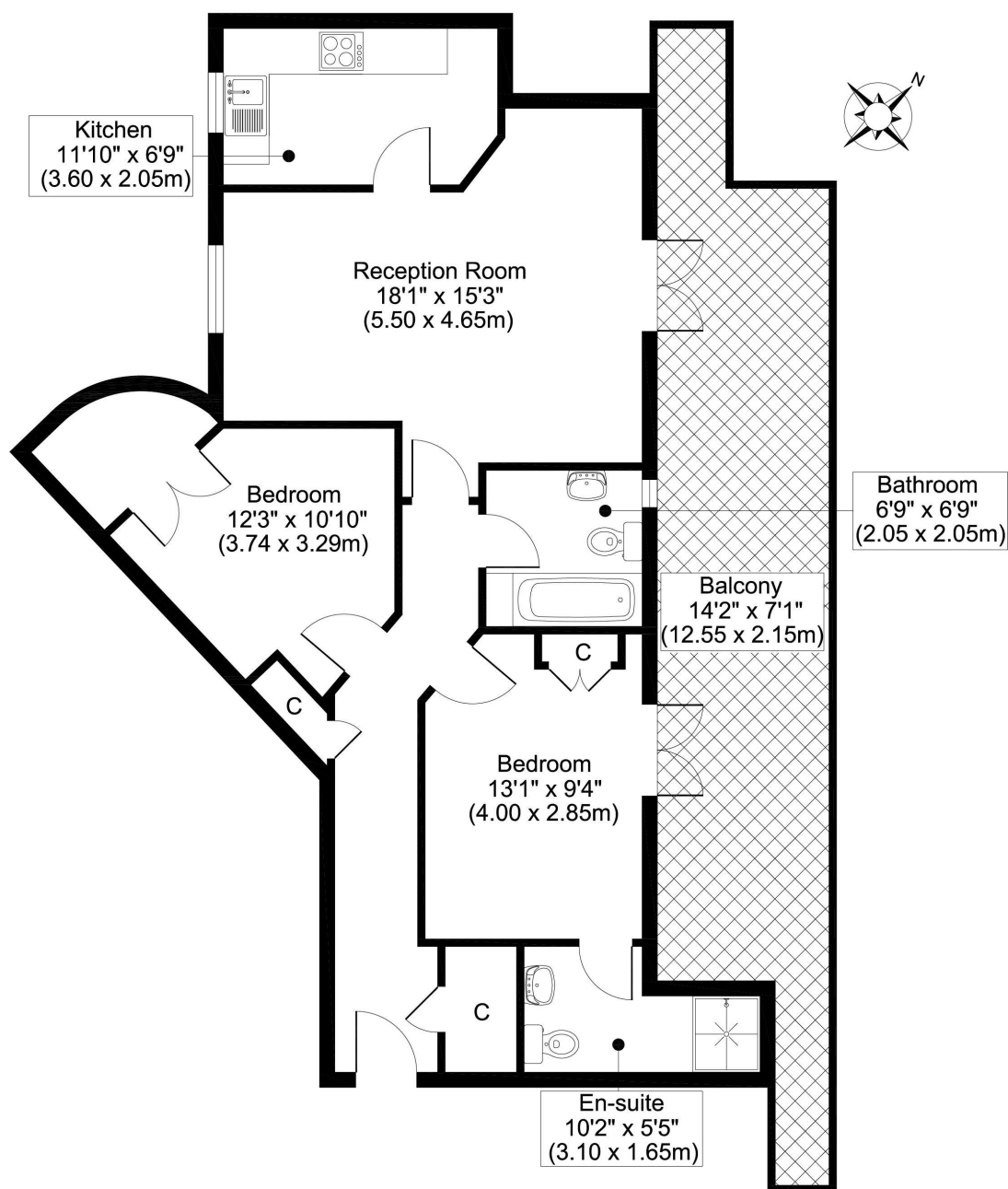


KENSINGTON HIGH STREET, W14

TOTAL APPROX FLOOR PLAN AREA 785 SQ.FT (73 SQ.M)


TOTAL APPROX FLOOR AREA OF BALCONY 324 SQ.FT (30.1 SQ.M)

FIFTH 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	81
(55-68) <b>D</b>		
(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	

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.

## 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	74
(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 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.