



WEDGEWOOD ESTATES

Residential Sales & Lettings

Troy Court, Kensington High Street, W8

A well-proportioned two bedroom apartment on the 4th floor (with lift) of this well run purpose built block with resident porters on Kensington High Street. Situated quietly to the rear, this light and bright apartment benefits from a good-sized reception room with wood floors and leafy views, a spacious double bedroom, further single bedroom/study, bathroom and guest WC.

Troy Court is situated adjacent to the green open spaces Holland Park and is centrally placed on Kensington High Street with all the shopping, cafes and restaurants that the area has to offer. There are abundant transport facilities to all parts of London and easy access to the A4/M4 for Heathrow.

This apartment would benefit from some modernisation



RECEPTION/DINING ROOM : KITCHEN : DOUBLE BEDROOM : SINGLE
BEDROOM : BATHROOM : GUEST CLOAKROOM : LIFT : RESIDENT
PORTER : LEASE 171 YEARS : S CHARGE C.£8,448 PA INC HEAT/HW +
RESERVE FUND : 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: 171 Years

Service Charge: £8448 Annually Approx

IMPORTANT NOTICE

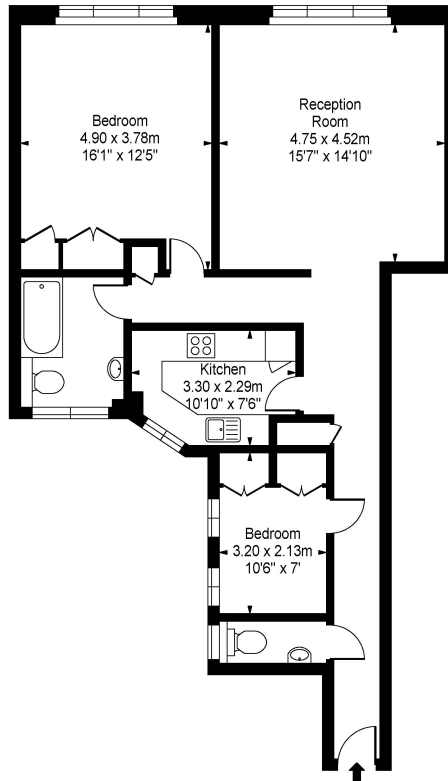
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1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The 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, W8



Fourth Floor

Approx Gross Internal Area 855 Sq Ft - 79.43 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
Very energy efficient - lower running costs		
92-100 A		
81-91 B		82
69-80 C	74	
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

