



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 EXP 2194 : S CHARGE C.£8,448 PA INC HEAT/HW +
RESERVE FUND : COUNCIL TAX BAND G : EPC RATING C

Asking Price £1,000,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £1,000,000

Lease: 170 Years

Service Charge: £8448 Annually Approx

IMPORTANT NOTICE

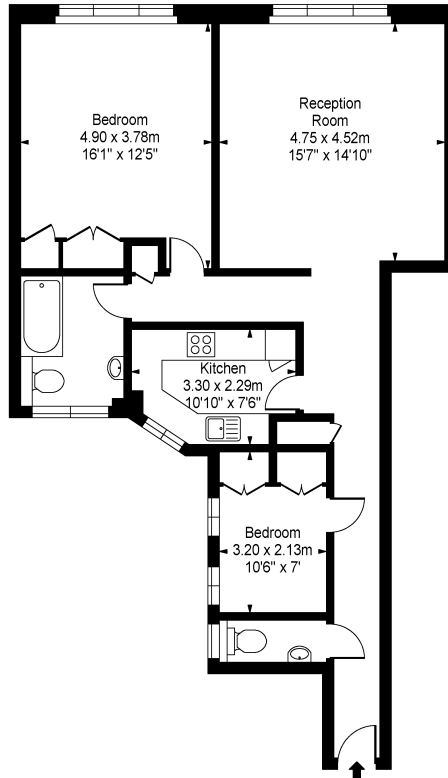
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Kensington High Street, W8



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.

