



WEDGEWOOD ESTATES

Residential Sales & Lettings

Park Close, Ilchester Place, Kensington, W14

An exceptionally bright two/three bedroom apartment situated on the second floor (with lift) of this well-run, purpose-built portered block. This property accommodates a generous, triple aspect reception/dining room opening up to a Juliet balcony with far-reaching views over the garden and neighbouring Holland Park. There is a master bedroom with en-suite bathroom, second bedroom, separate shower room and the third bedroom can be easily re-instated. Further benefits include a resident porter, communal gardens and heating and hot water are included in the service charge.

Park Close is a secure, portered building ideally situated for the shopping, entertainment and transport facilities of Kensington High Street and the open green spaces of Holland Park are just a short walk away.



ENTRANCE HALL : RECEPTION / DINING ROOM : KITCHEN : 2/3
BEDROOMS : EN-SUITE BATHROOM : SHOWER ROOM : COMM
GARDENS : LEASE 33 YRS : S CHARGE APPRX £13,118 INC HEATING
H/W : GR RENT £80 PA : C TAX BAND G : EPC RATING C

Asking Price £795,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £795,000

Lease: 33 Years

Service Charge: £13118 Annually Approx

IMPORTANT NOTICE

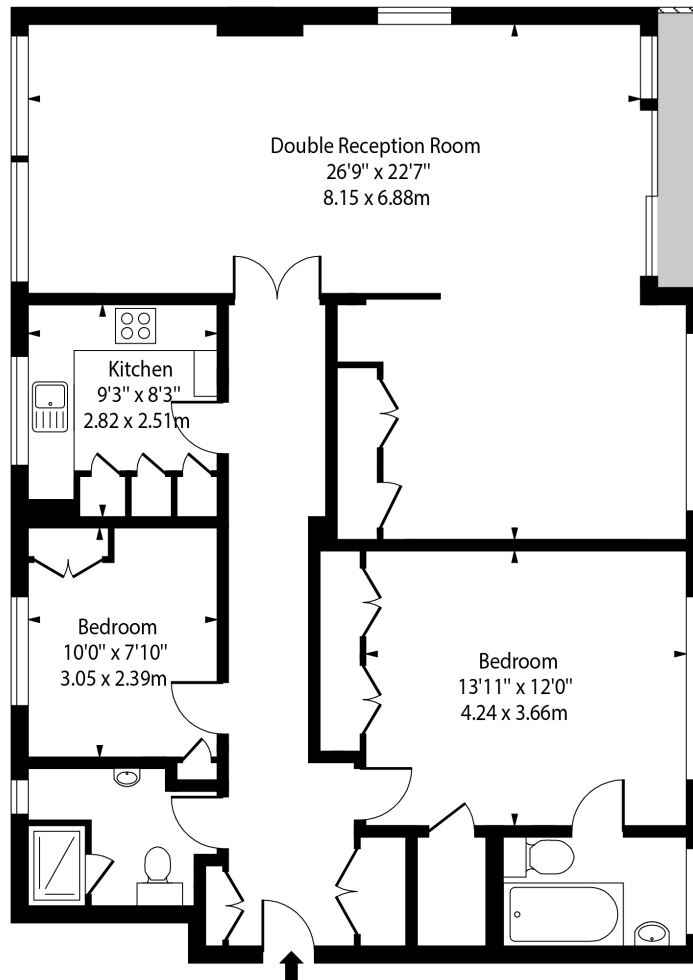
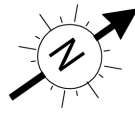
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

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.





Park Close,
Ilchester Place, London, W14



Second Floor

Approx Gross Internal Area 1119 Sq Ft - 103.96 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.epixandplans.com Ref: No. 0005

This floor plan should be used as a general outline for guidance only. 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		
69-80 C		79
55-68 D	69	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

