



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **North End House, Fitzjames Avenue, West Kensington, W14**

A well-presented and exceptionally bright three bedroom apartment quietly situated on the fourth floor (with lift) of a secure, purpose-built building in a private estate overlooking the communal gardens. The apartment comprises a generous double-aspect reception/ dining room, fully-integrated kitchen, three well-sized bedrooms with built-in wardrobes and two separate contemporary bath / shower rooms. Further benefits include ample storage, wooden floors throughout, 24-hour porter and a well-maintained communal garden. The service charge is inclusive of heating & hot water.

North End House is situated in a quiet tree-lined avenue and is conveniently located for the public transport, shopping and entertainment facilities of both Kensington High Street and Hammersmith. The open green spaces of Holland Park are also nearby.



RECEPTION / DINING ROOM : KITCHEN : 3 BEDROOMS : 2 BATH /  
SHOWER ROOMS : COMMUNAL GARDENS : PORTER : LIFT : SOF (LEASE  
952 YRS APPROX.) : S. CHARGE £7,500 P/A APPROX INC HEATING & HOT  
WATER : C. TAX BAND F : EPC RATING D

**Asking Price £1,400,000**

**Tel: 020 7603 7121**

296 Kensington High Street, London W14 8NZ Fax: 020 7603 8065  
sales@wedgewoodestates.co.uk rentals@wedgewoodestates.co.uk

## **North End House, Fitzjames Avenue, West Kensington, W14**

### SUBJECT TO CONTRACT

#### **TERMS:**

TENURE: Share Of Freehold

Asking Price £1,400,000

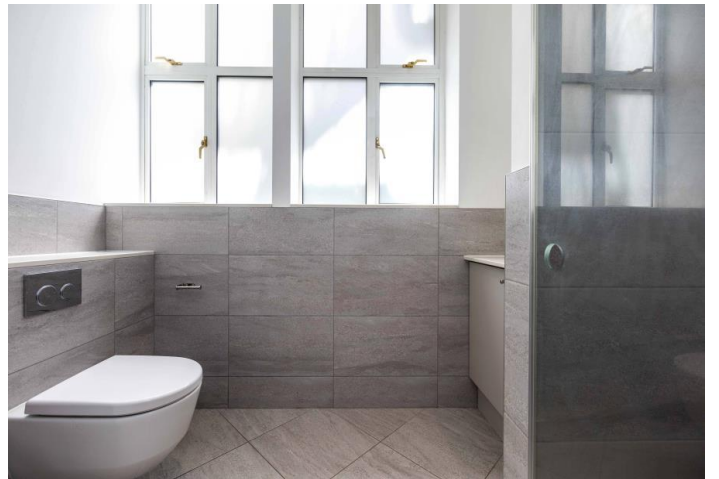
Lease: 952 Years

Service Charge: £7500 Annually Approx

#### **IMPORTANT NOTICE**

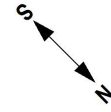
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

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.



# NORTH END HOUSE, W14

Approximate gross internal area  
1409 sq ft / 130.90 sq m



Key :  
CH - Ceiling Height



## FOURTH FLOOR

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		80
55-68 <b>D</b>	68	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC

