



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **Kensington West, Blythe Road, W14**

A spacious (1,322 SqFt) and bright three bedroom apartment situated on the 4th floor (with lift) of this very popular purpose-built development with 24 hour portage. The property offers a bright reception/dining room opening on to a south-facing balcony. There is an eat-in kitchen, three bedrooms each with an en-suite bathroom and a guest cloakroom. Additionally within the building there is a residents-only swimming pool, gym and squash court.

Kensington West development is ideally situated for the shopping, restaurants and transport facilities of Kensington High Street and Hammersmith as well as within easy access of the M4 to Heathrow and the West.



RECEPTION/ DINING ROOM : KITCHEN : 3 BEDROOMS : 3 BATHROOMS :  
GUEST WC : BALCONY : 24HR PORTER : LIFT : LEISURE FACILITIES :  
LEASEHOLD (86 YEARS) : S. CHARGE £10,613.94 P/A APPROX. : GR.  
RENT £200 P/A APPROX : COUNCIL TAX BAND G : EPC RATING C

**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

## **Kensington West, Blythe Road, W14**

### SUBJECT TO CONTRACT

#### **TERMS:**

TENURE: Leasehold

Asking Price £1,400,000

Lease: 86 Years

Service Charge: £10613.94 Annually Approx

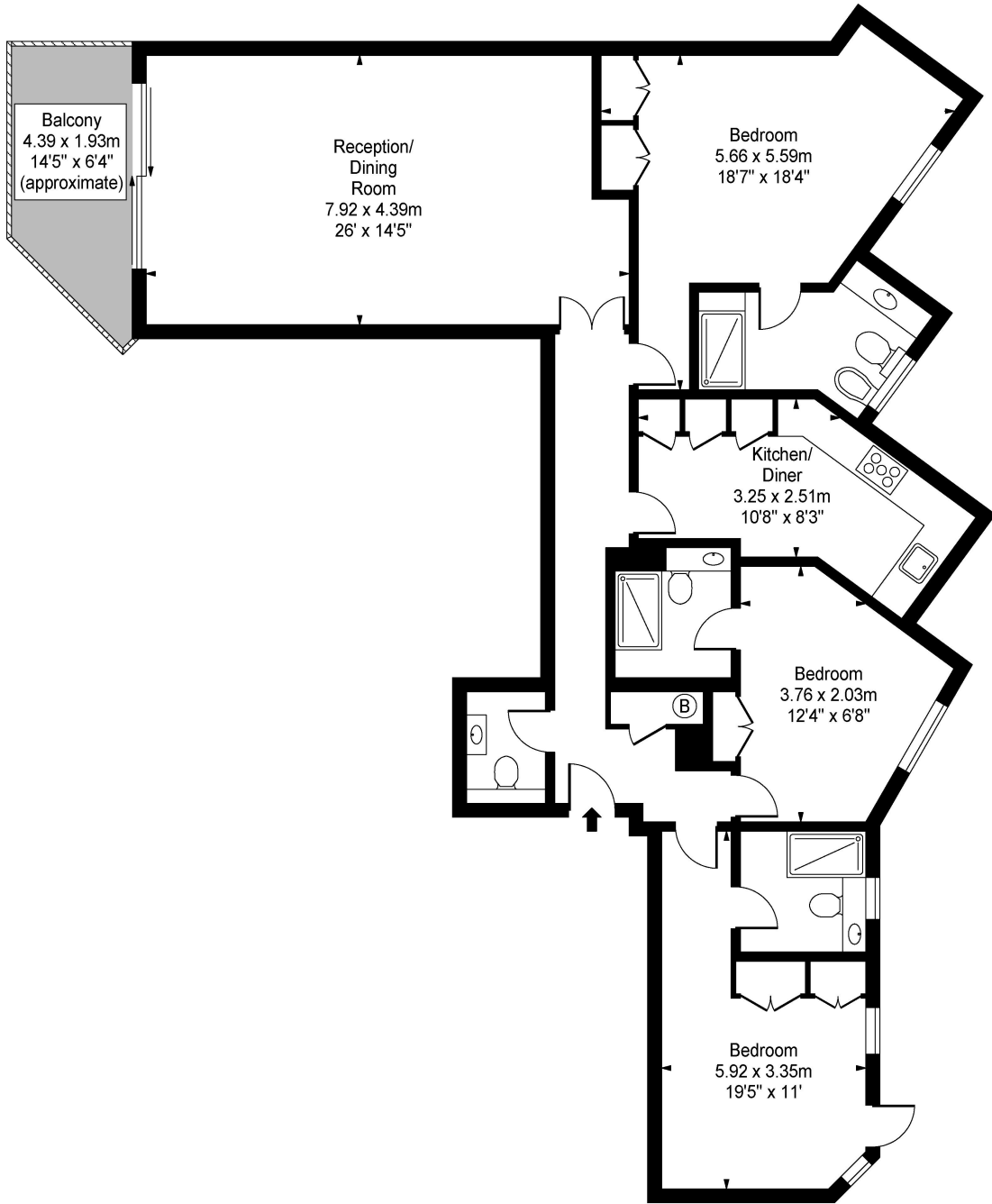
#### **IMPORTANT NOTICE**

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 West, Blythe Road, W14



Fourth Floor

Approx Gross Internal Area 1322 Sq Ft - 122.82 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 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	80	80
55-68 <b>D</b>		
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

