



WEDGEWOOD ESTATES

Residential Sales & Lettings

Wolfe House, 389 Kensington High Street, W14

An exceptionally bright and spacious three bedroom duplex Penthouse situated on the 11th and 12th floor of one of London's most opulent new developments in Kensington. The property comes with 2 underground parking spaces (tandem) and features a generous reception / dining room opening up to a wrap-around balcony with far-reaching views over London, fully-integrated kitchen with bespoke appliances, three bedrooms each with an en-suite bathroom and a separate guest cloakroom.

Further benefits of the Development include a swimming pool, sauna, steam room, treatment rooms, gym, cinema, business suite & boardroom and 24 hour concierge service.

Kensington High Street is conveniently located for shops, cafe's, restaurants, supermarkets, banks and excellent public transport facilities. The open green spaces of Holland Park are just minutes away.



RECEPTION / DINING ROOM : KITCHEN : THREE BEDROOMS : THREE EN-SUITE BATHROOMS : GUEST WC : 2 UNDERGROUND PARKING SPACES : PORTER : LIFT : RESIDENTS' GYM & LEISURE FACILITIES : LEASE EXP 3010 : S. CHARGE £23,000 P/A APPROX. : EPC RATING B

Asking Price £5,250,000

Tel: 020 7603 7121

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

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £5,250,000

Lease: 986 Years

Service Charge: £23000 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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B	83	83
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	