



WEDGEWOOD ESTATES

Residential Sales & Lettings

Park Close, Ilchester Place, Kensington, W14

A bright and well-presented lateral apartment situated on the ground floor of this well-run, purpose-built block with resident porter. The property comes with a lock-up garage and offers excellent family and entertaining space through a spacious reception / dining room opening onto a Juliette balcony overlooking the communal garden.

The kitchen is fitted with modern appliances and offers additional space for dining-in. There is a master bedroom with en-suite shower room, a second double bedroom and a separate contemporary family bathroom. Further benefits are off-street parking on a first come first served basis and communal gardens. Heating and hot water are included in the service charge.

Park Close is ideally positioned on the Western side of Holland Park and within walking distance to shopping, entertainment and transport facilities of Kensington High Street.



RECEPTION / DINING ROOM : KITCHEN : 2 BEDROOMS : STUDY / 3RD
BEDROOM : BATHROOM : SHOWER ROOM : JULIETTE BALCONY :
GARAGE : LEASEHOLD (987 YRS APPROX.) : S. CHARGE £8,738.52 P/A
APPROX (INC. RESERVE F/HEATING HW) : EPC RATING D

Asking Price £1,350,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £1,350,000

Lease: 987 Years

Service Charge: £8738.52 Annually Approx

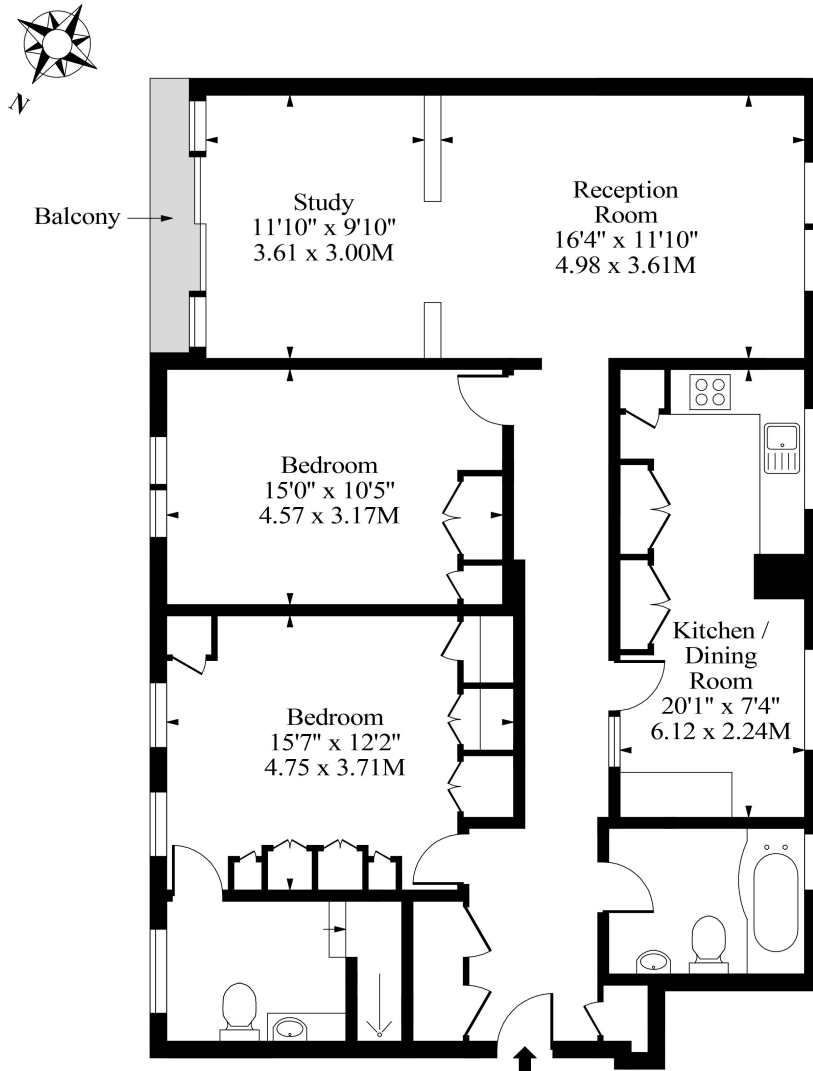
IMPORTANT NOTICE

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.



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Ground Floor

Approx Gross Internal Area 1162 Sq Ft - 107.95 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy
However all measurements are approximate.

The floor plan is illustrative purposes only and is not to scale

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		
55-68 D	68	71
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	