



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **Ibberton House, Russell Road, Kensington, W14**

A bright and spacious (966 SqFt) two bedroom apartment situated on the second floor (with lift) of this well-maintained development in Kensington. The property comprises a generous reception/dining room opening onto a west-facing balcony, fully-integrated kitchen, master bedroom with an en-suite shower room, second double bedroom and a family bathroom. This generous apartment benefits from ample built-in storage, an allocated parking space, communal terrace and a daytime porter.

Ibberton House is conveniently situated just off Kensington High Street close to the new cultural centre at Kensington Olympia. It is moments away from the entertainment, shopping and transport links of both High Street Kensington and Hammersmith. The open green spaces of Holland Park are within a short walking distance.



RECEPTION/DINING ROOM : KITCHEN : 2 BEDROOMS : BATHROOM : EN-SUITE SHOWER : PARKING : PORTER : COMMUNAL ROOF TERRACE :  
LIFT : LEASE EXP 2996 : S. CHARGE £4,386 P/A APPROX : GR RENT £528  
P/A APPROX : C. TAX BAND G : EPC RATING D

**Asking Price £775,000**

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**Ibberton House, Russell Road, Kensington, W14**

SUBJECT TO CONTRACT

**TERMS:**

TENURE: Leasehold

Asking Price £775,000

Lease: 972 Years

Service Charge: £4386 Annually Approx

**IMPORTANT NOTICE**

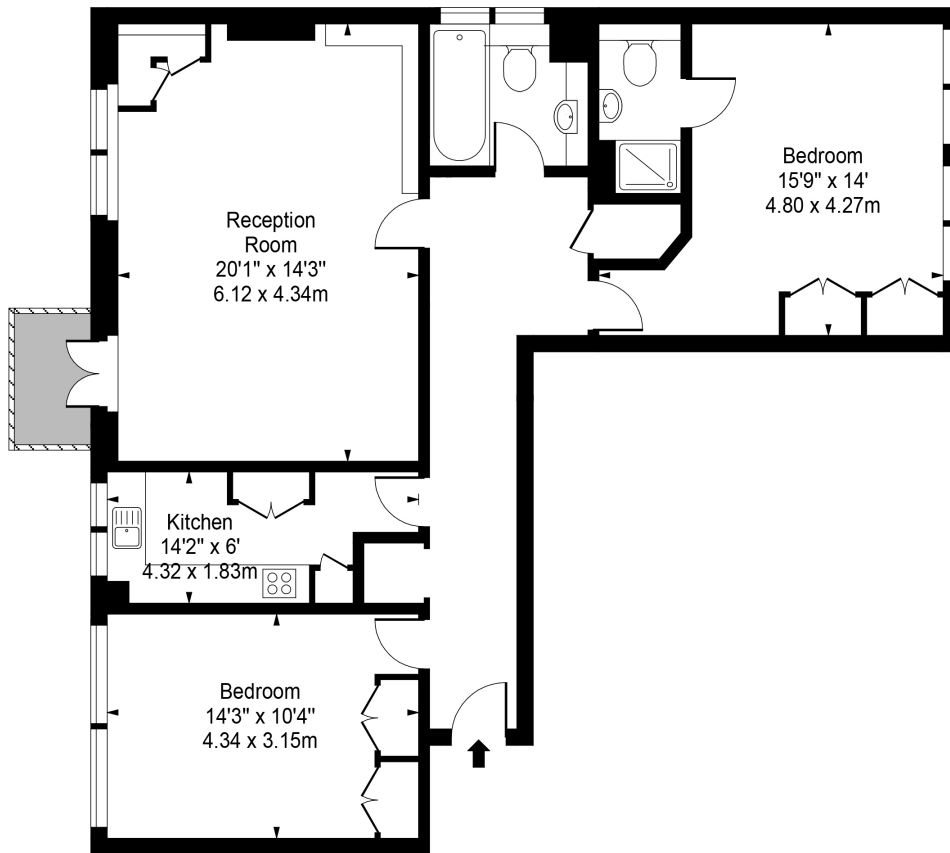
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

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.





## Ibberton House, W14



Second Floor

**Approx Gross Internal Area 945 Sq Ft - 87.79 Sq M**

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 <b>A</b>		
81-91 <b>B</b>		84
69-80 <b>C</b>		
55-68 <b>D</b>	66	
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	