



WEDGEWOOD ESTATES

Residential Sales & Lettings

Melbury Court, Kensington, W8

A rare to the market, exceptional, spacious and bright four bedroom lateral apartment situated on the 2nd floor, with lift, in one of Kensington's most sought-after period buildings with 24-hour security. Occupying a favoured position in the building, the property benefits from a very bright double reception/dining room offering excellent entertaining space with separate spacious eat-in kitchen. The bedrooms are generously proportioned with good storage and high ceilings throughout. Melbury Court is approached via a gated entrance supervised by 24-hour security on to a private road which offers residents private parking on a first-come, first served basis. There is also the benefit of a private lock-up storage room.

On Melbury Court's doorstep is the grand entrance to beautiful Holland Park, the Design Museum and all the fine dining and the variety of shops of Kensington High Street. Underground stations are only minutes away and the A4/M4 to Heathrow is close by.



ENTRANCE HALL : DOUBLE RECEPTION/ DINING ROOM : FAMILY ROOM :
KITCHEN : 4 BEDROOMS : DRESSING ROOM : 2 BATH / SHOWER ROOMS
(1 EN-SUITE) : GUEST WC : LEASEHOLD (EXP 2060) : 24H CONCIERGE :
LIFT : S. CHARGE £26,481 PA APPROX : C. TAX BAND H : EPC RATING C

Asking Price £2,500,000

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 £2,500,000

Lease: 35 Years

Service Charge: £26481 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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Kensington, W8



Approx Gross Internal Area 2700 Sq Ft - 250.83 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 A		
81-91 B		83
69-80 C	73	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	