



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **Farley Court, Melbury Road, Kensington, London W14**

A very light and spacious family-sized apartment with generous built-in storage throughout. Three bedrooms, two bathrooms and a large south-facing reception/dining room overlooking the surrounding garden of this sought-after and rare-to-the-market apartment in a purpose-built block on Melbury Road.

In very good order, the apartment benefits from a well-designed cupboard-lined entrance hallway, a fully-fitted kitchen, 31 feet long reception room, large master bedroom with en-suite, 2 further good-sized bedrooms with built-in wardrobes, a family bathroom and a guest cloakroom.

This Share of Freehold property also benefits from a resident porter, off-street parking on a first-come first served basis, step-free access and a chain-free sale.

Farley Court is just moments from the open spaces of Holland Park as well as the convenient shopping, restaurants and transport facilities of Kensington High Street and Kensington Olympia.



ENTRANCE HALL : DOUBLE RECEPTION/DINING ROOM : KITCHEN : 3  
BEDROOMS : BATHROOM : SHOWER ROOM : WC : RESIDENT PORTER :  
OFF-STREET PARKING : SHARE OF FREEHOLD : S CHARGE £5500  
APPROX PA INC RESERVE FUND : C. TAX BAND G : EPC RATING C

**Asking Price £1,250,000**

**Tel: 020 7603 7121**

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SUBJECT TO CONTRACT

**TERMS:**

TENURE: Share Of Freehold

Asking Price £1,250,000

Lease: 974 Years

Service Charge: £5500 Annually Approx

**IMPORTANT NOTICE**

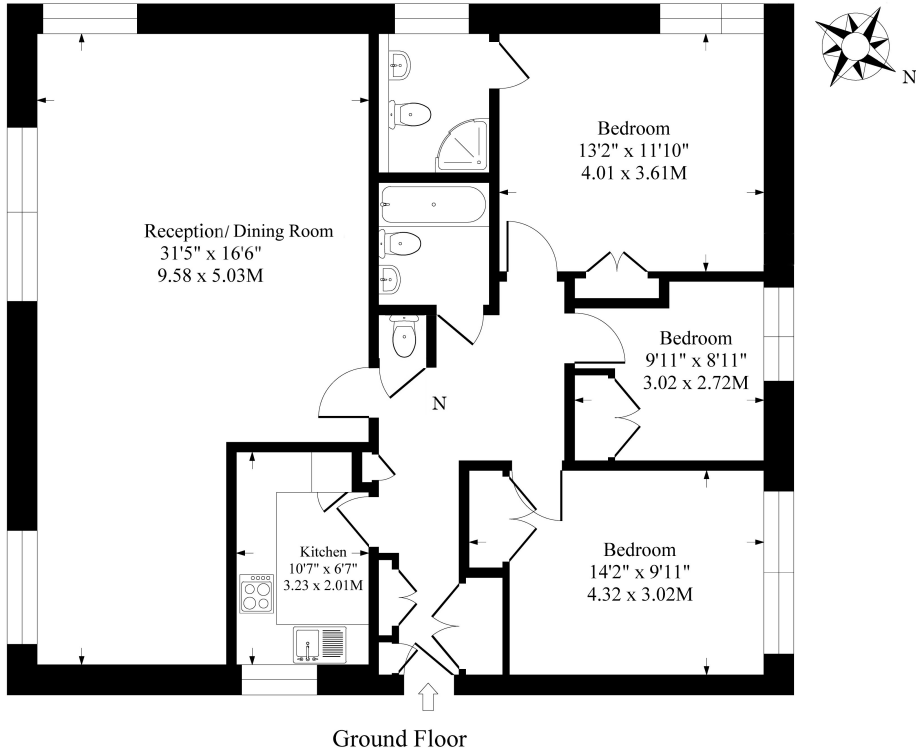
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

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.





**Farley Court, Melbury Road, W14**



Approximate Gross Internal Area 1222 Sq Ft/113.50 Sq M

Measured in according 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

