



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **Garage Space, St Mary Abbots Court, Kensington, W14**

A larger than average, secure parking space located in a Garage within a residential block of flats just off Kensington High Street. The site provides convenient access to the A4 and M4.

The space is exclusively reserved for residents of St Mary Abbots Court.



**GARAGE SPACE : SERVICE CHARGE £500 P/A APPROX. : GROUND RENT  
£10 P/A APPROX. : EPC RATING**

**Asking Price £62,000**

**Tel: 020 7603 7121**

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## **Garage Space, St Mary Abbots Court, Kensington, W14**

### SUBJECT TO CONTRACT

#### **TERMS:**

TENURE: Leasehold

Asking Price £62,000

Lease: 80 Years

Service Charge: £500 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.



