



WEDGEWOOD ESTATES

Residential Sales & Lettings

Warren House, Kensington, London W14

An exceptionally large (1037 sq ft approx) well-presented two bedroom apartment situated on the 2nd Floor (with lift) of this well-managed and popular purpose-built block close to Kensington High Street. The apartment offers a generous reception room, large eat-in kitchen, master bedroom with en-suite shower room, second double bedroom and a family bathroom.

There is a 24-hour concierge, an allocated underground parking space and a gym.

Warren House is conveniently situated for the many and varied restaurants, cafes, bars and transport facilities of Kensington High Street. The open green spaces of Holland Park are a short walk away and the A4/M4 is close by for easy access to Heathrow Airport.



ENTRANCE HALL : RECEPTION/DINING ROOM : EAT-IN KITCHEN :
MASTER BEDROOM WITH EN-SUITE SHOWER ROOM : 2ND BEDROOM :
BATHROOM : LIFT : PORTER : GYM : ALLOCATED PARKING : LEASE EXP
2998 : S CHARGE £7411 PA APPROX : C TAX BAND F : EPC RATING B

Asking Price £815,000

Tel: 020 7603 7121

296 Kensington High Street, London W14 8NZ Fax: 020 7603 8065
sales@wedgewoodestates.co.uk rentals@wedgewoodestates.co.uk

Warren House, Kensington, London W14

SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £815,000

Lease: 973 Years

Service Charge: £7411 Annually Approx

IMPORTANT NOTICE

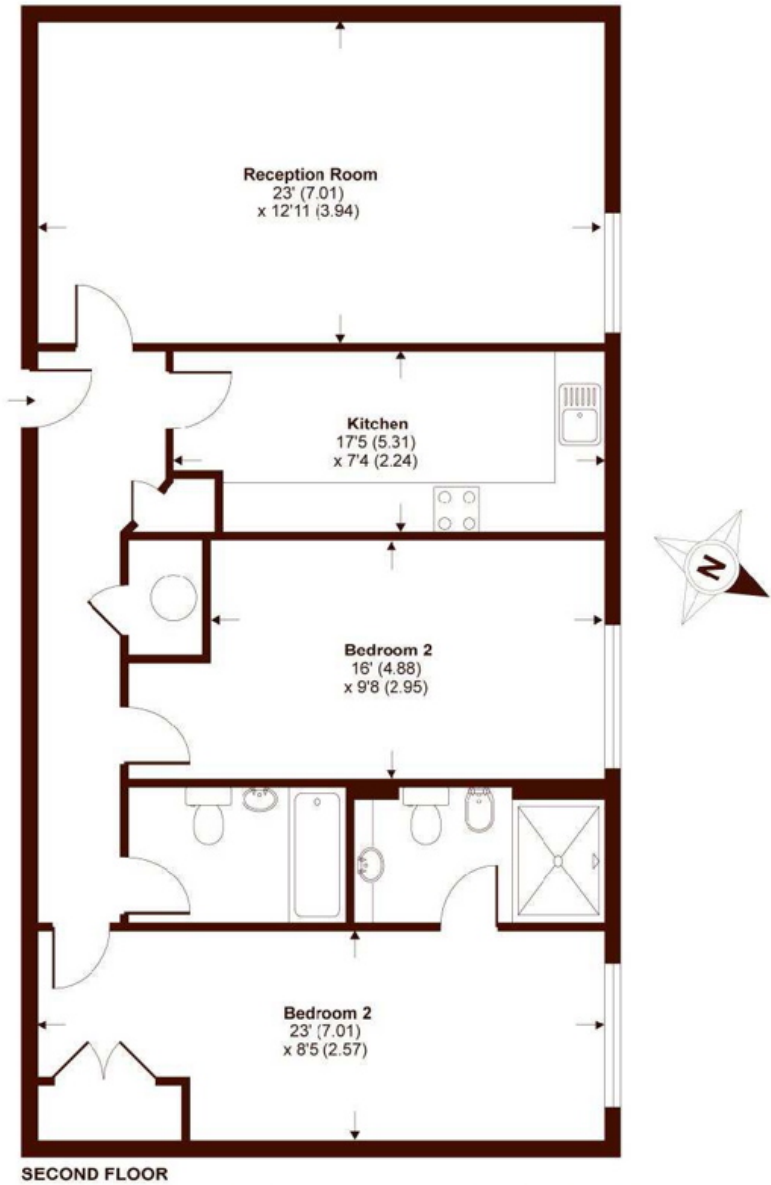
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

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.



Warren House, Beckford Close
Warwick Road, London W14

APPROX. GROSS INTERNAL FLOOR AREA 1037 SQFT / 96.3 SQM
(Including restricted head height where applicable)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B	84	84
69-80 C		
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	



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SECOND FLOOR

