



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **Oakwood Court, Abbotsbury Road, Kensington, W14**

An outstanding and exceptionally spacious (2,651 SqFt) five bedroom apartment located on the 3rd floor (with lift) of this much sought-after mansion building close to Holland Park. This immaculate property offers excellent entertaining space with a spacious double reception, separate dining room, family room, kitchen/breakfast room, 5 bedrooms all with en-suite bath/ shower room, study, utility room and a guest cloakroom. Additionally, this superb property benefits from high ceilings, wooden floors throughout, a balcony and beautifully maintained communal garden.

Oakwood Court is a highly regarded red brick mansion block with 24 hour security and portage, conveniently located for shopping, entertainment and transport facilities of both Kensington High Street and Holland Park Avenue and minutes from the open spaces of Holland Park.



DOUBLE RECEPTION : DINING ROOM : KITCHEN : 5 BEDROOMS : 5 EN-SUITE BATH/SHOWER ROOMS : STUDY ROOM : UTILITY ROOM: GUEST WC : BALCONY : COMMUNAL GDN : LIFT : 24-HR SECURITY : S. CHARGE APPROX.£13,000 : C. TAX BAND H : LEASE EXP 2164 : EPC RATING C

**Asking Price £3,250,000**

**Tel: 020 7603 7121**

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## **Oakwood Court, Abbotsbury Road, Kensington, W14**

### SUBJECT TO CONTRACT

#### **TERMS:**

TENURE: Leasehold

Asking Price £3,250,000

Lease: 140 Years

Service Charge: £13000 Annually Approx

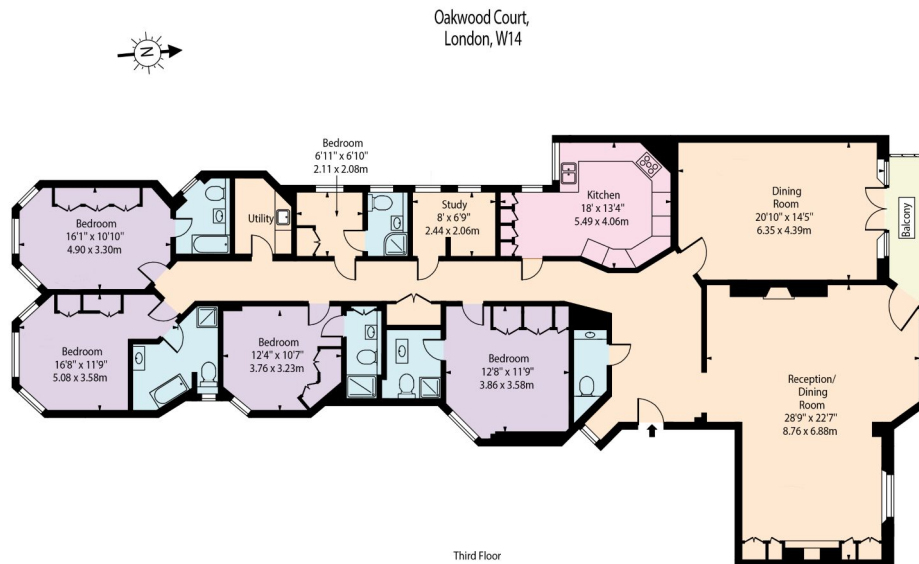
#### **IMPORTANT NOTICE**

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.







Approx Gross Internal Area 2651 Sq Ft - 246.28 Sq M

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
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>		85
69-80 <b>C</b>	74	
55-68 <b>D</b>		
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	