



WEDGEWOOD ESTATES

Residential Sales & Lettings

WARREN HOUSE, KENSINGTON, W14

A bright two bedroom apartment on the 3rd floor (with lift) of this well-regarded and secure building in Kensington.

The property comprises a spacious reception room leading to a private balcony, separate fully-integrated kitchen, master bedroom with an en-suite shower room, second bedroom, family bathroom and utility room. Further benefits include underground allocated parking space, 24-hour concierge and a gym.

Warren House is ideally situated close to the shopping, entertainment and transport facilities of Kensington High Street and Earl's Court and easy access to the A4/M4 for Heathrow Airport. Holland Park is also nearby with its gardens, children's play facilities, sports areas and large areas of woodland.



RECEPTION/DINING ROOM WITH BALCONY : KITCHEN : 2 DOUBLE
BEDROOMS : EN-SUITE SHOWER ROOM : BATHROOM : ALLOCATED
PARKING : GYM : LIFT : 24-HOUR CONCIERGE : C TAX BAND G : LEASE
EXP 2998 : S CHARGE £7000 PA APPROX : EPC RATING C

£775,000

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WARREN HOUSE, KENSINGTON, W14

SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

£775,000

Lease: 973 Years

Service Charge: £7000 Annually Approx

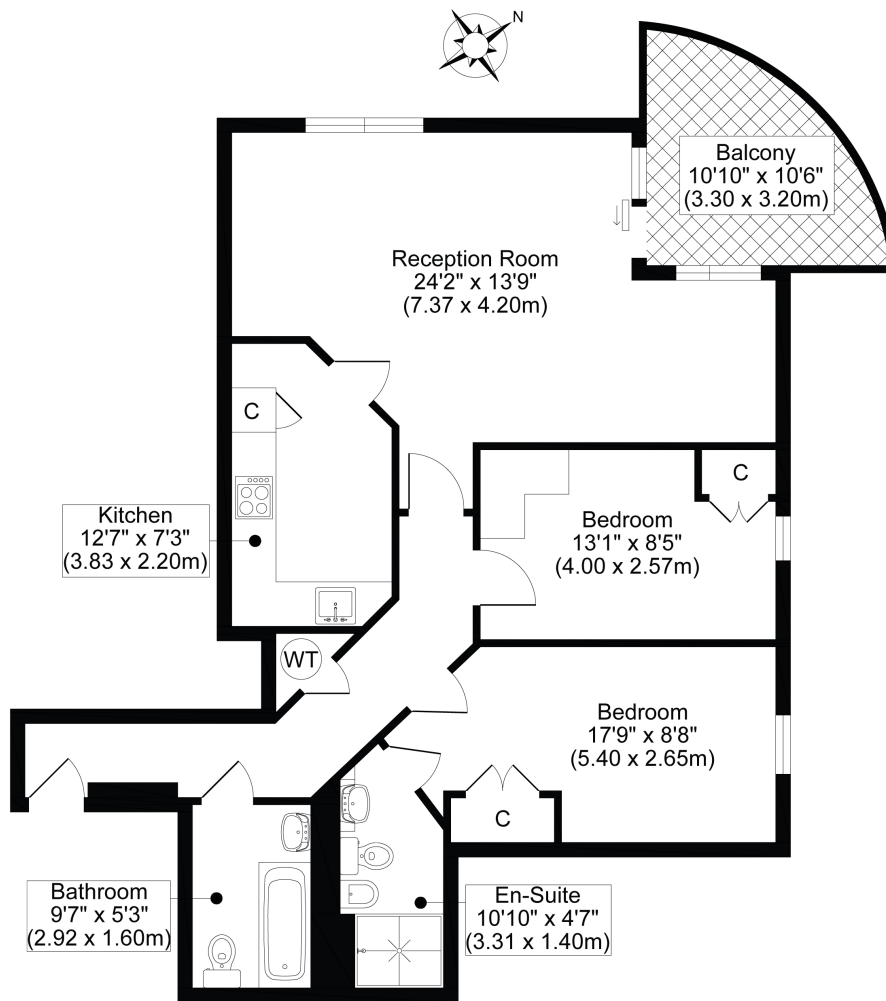
IMPORTANT NOTICE

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, W14
TOTAL APPROX FLOOR PLAN AREA 818 SQ.FT (76 SQ.M)
BALCONY AREA 84 SQ.FT (8 SQ.M)



THIRD FLOOR

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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