



WEDGEWOOD ESTATES

Residential Sales & Lettings

Oakwood Court, Abbotsbury Road, Kensington, W14

A bright and spacious first-floor apartment situated within a prestigious Victorian mansion block, offering timeless elegance with modern interiors.

This elegant two-bedroom, two-bathroom flat benefits from a bright and airy reception room, a modern kitchen, and access to a private balcony. The apartment features tall sash windows, high ceilings, and wooden flooring throughout, creating a warm and characterful living space.

Oakwood Court is a highly regarded red brick mansion block with 24 hour security and porterage, 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.



RECEPTION/DINING ROOM : FULLY-FITTED KITCHEN : TWO DOUBLE BEDROOMS : BATHROOM : SHOWER ROOM : PRIVATE BALCONY : LIFT ACCESS : 24H PORTER : SERVICE CHARGE APPROX £10,450.00 PER ANNUM : COUNCIL TAX BAND F : EPC RATING C

Asking Price £1,575,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £1,575,000

Lease: 112 Years

Service Charge: £10450 Annually Approx

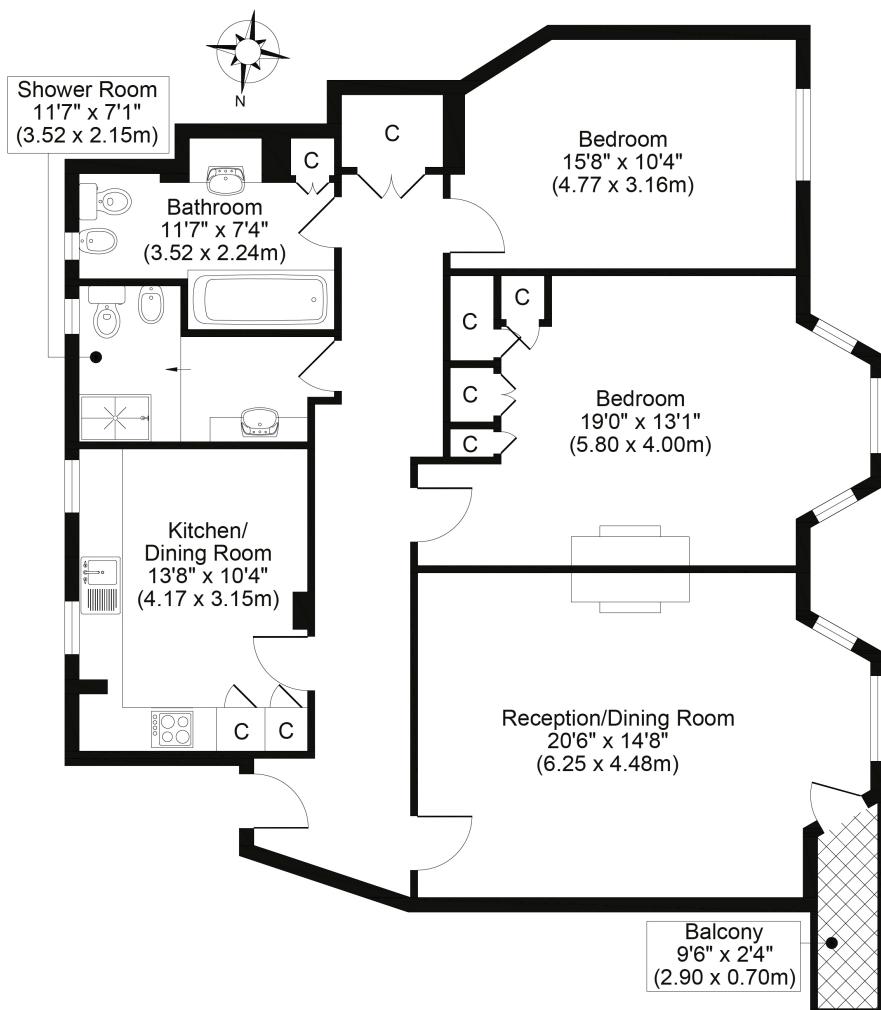
IMPORTANT NOTICE

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.



OAKWOOD COURT, W14
TOTAL APPROX FLOOR PLAN AREA 1259 SQ.FT (117 SQ.M)



FIRST 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
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