



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **SERLBY COURT, SOMERSET SQUARE, W14**

An exceptionally bright and spacious two bedroom apartment quietly situated on the 6th floor of a well-maintained, portered block in the Royal Borough of Kensington and Chelsea. The property benefits from a double reception/dining room with triple aspect and far-reaching views over Holland Park, well proportioned bedrooms with good storage, two bathrooms ( one en-suite), allocated parking space, a porter and a lift.

Serlby Court , Somerset Square is conveniently located for the shopping, restaurants and transport facilities of both Kensington High Street and Holland Park Avenue and is just a short walk to the open spaces of Holland Park.



DOUBLE RECEPTION ROOM : KITCHEN : MASTER BEDROOM WITH EN-SUITE BATHROOM : FURTHER DOUBLE BEDROOM : SHOWER ROOM :  
LIFT : PORTER : S CHRG INC HEATING/HW : C TAX BAND G : EPC  
RATING C

**Asking Price £1,250,000**

**Tel: 020 7603 7121**

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## **SERLBY COURT, SOMERSET SQUARE, W14**

### SUBJECT TO CONTRACT

#### **TERMS:**

TENURE: Leasehold

Asking Price £1,250,000

Lease: 134 Years

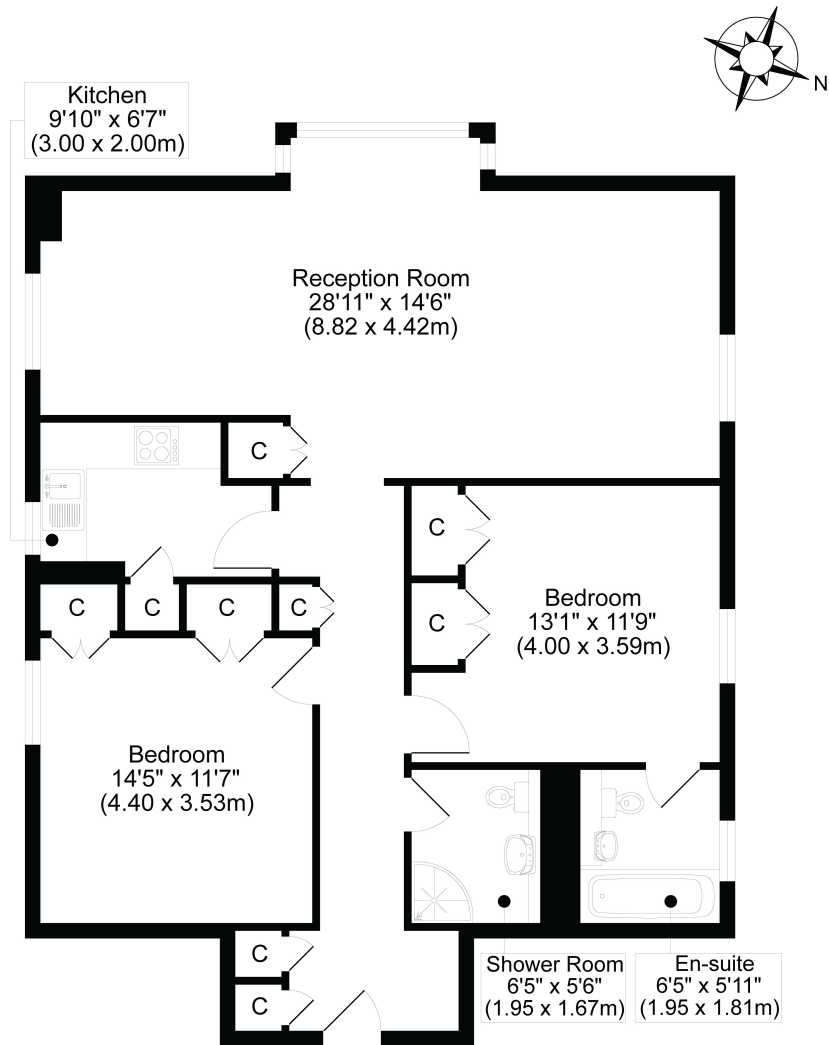
#### **IMPORTANT NOTICE**

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.



SOMERSET SQUARE, W14  
TOTAL APPROX FLOOR PLAN AREA 965 SQ.FT (90 SQ.M)  
SIXTH 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 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	77	81
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	