



WEDGEWOOD ESTATES

Residential Sales & Lettings

Tollard House, Kensington High Street, London, W14

A beautifully presented apartment located on the third floor of a well maintained portered block. This fully modernised property has been refurbished to a very high standard throughout and comprises 2 bedrooms with fitted wardrobes and ample storage space, 2 shower rooms (one ensuite) and a bright open plan reception room. The kitchen is fitted with a strong ventilation fan in the ceiling. Further benefits include wood floors throughout, a separate laundry room, Quooker instant boiling water filter, 2 private balconies as well as an allocated car parking space. Tollard House is situated on the corner of Russell Road and High Street Kensington which is perfectly positioned for all the local amenities and transport links of Kensington Olympia and High Street Kensington (District & Circle Lines), as well as the green open spaces of Holland Park.



**ENTRANCE HALL : OPEN PLAN KITCHEN/RECEPTION ROOM : 2
BEDROOMS : 2 SHOWER ROOMS : UTILITY ROOM : 2 BALCONIES :
ALLOCATED CAR PARKING SPACE : LIFT : PORTER : EPC RATING B**

Asking Price £950,000

Tel: 020 7603 7121

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

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SUBJECT TO CONTRACT

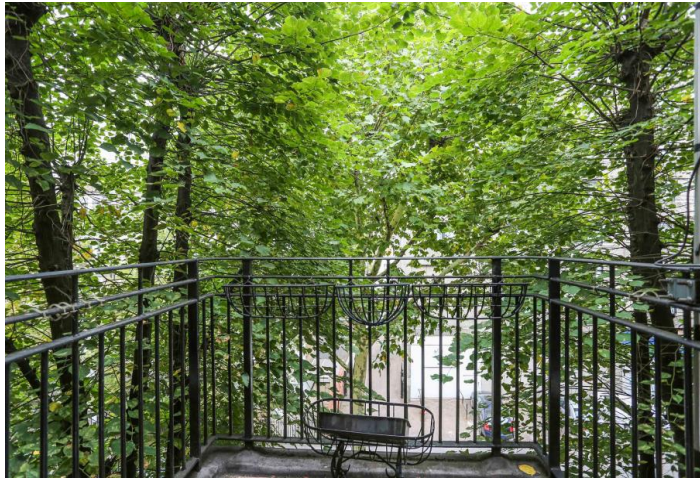
TERMS:

TENURE:	Leasehold
LEASE:	995 Years
SERVICE CHARGE:	Approx. £3,500 Annually
PRICE:	£950,000

IMPORTANT NOTICE

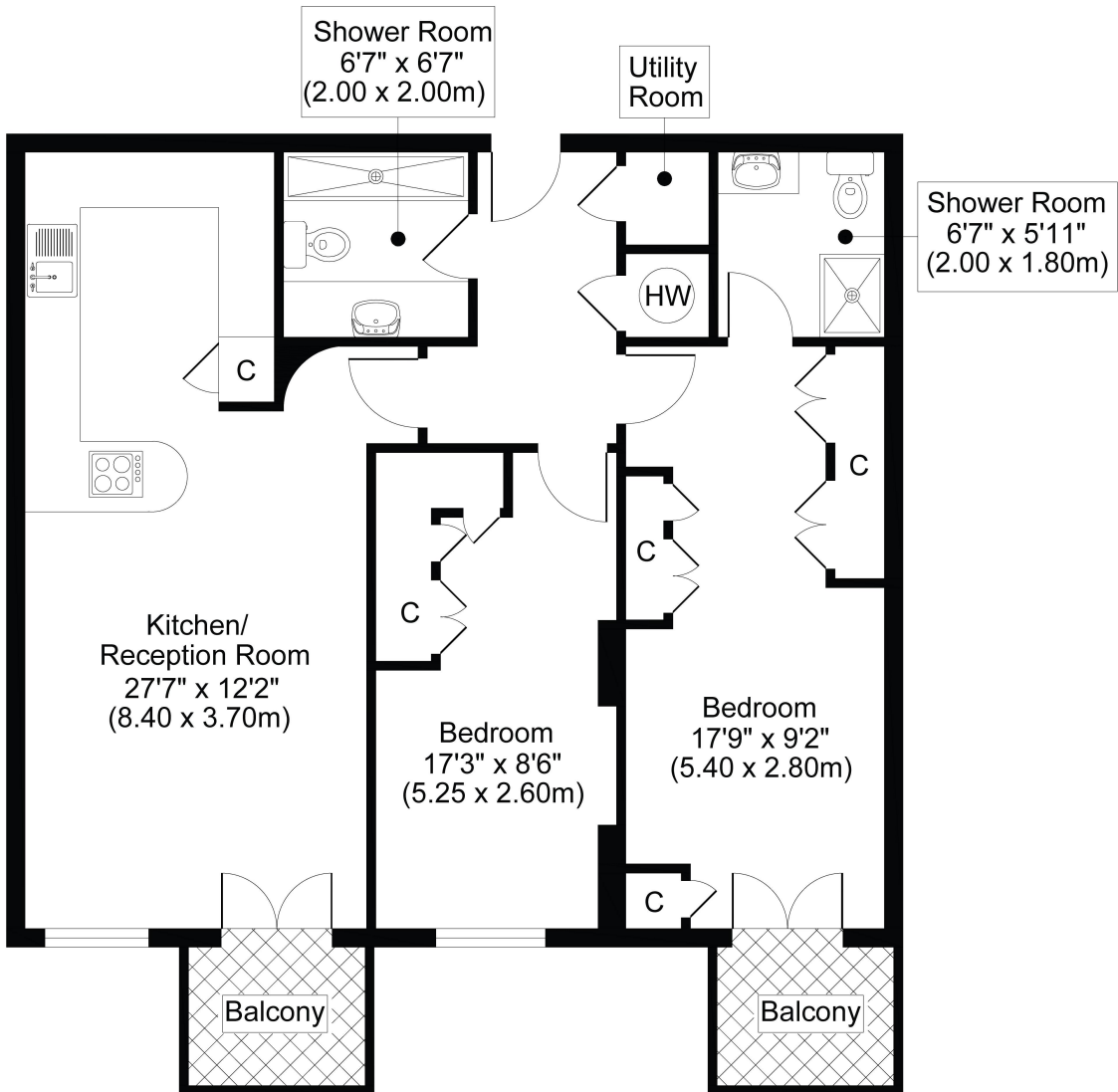
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

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.

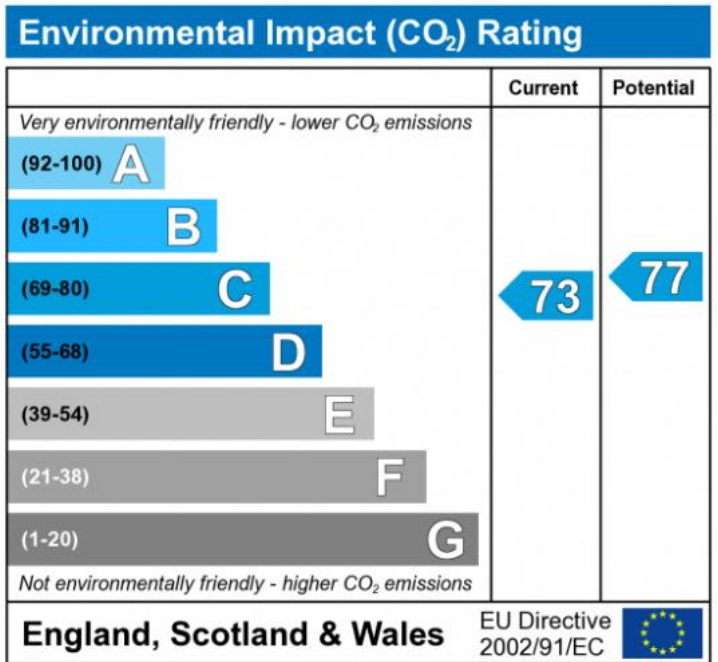
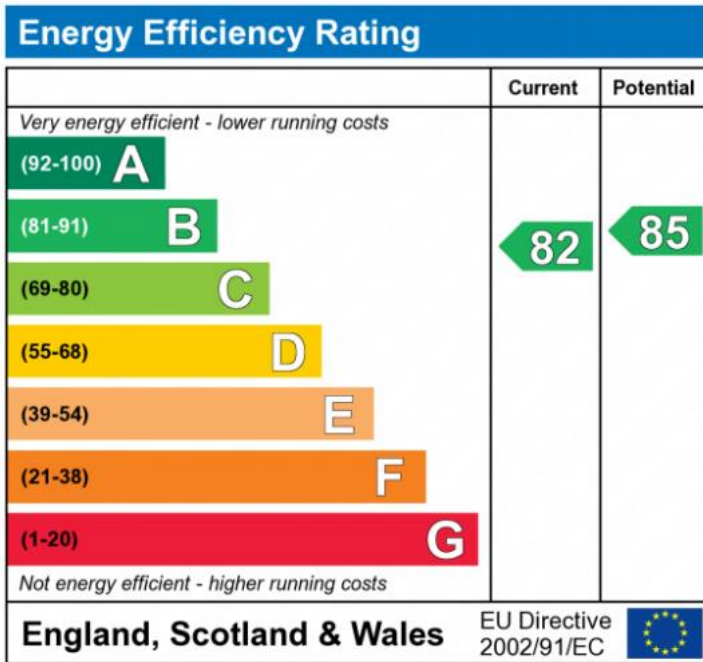




KENSINGTON HIGH STREET, W14
TOTAL APPROX FLOOR PLAN AREA 841 SQ.FT (78 SQ.M)
THIRD FLOOR



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.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.