



WEDGEWOOD ESTATES

Residential Sales & Lettings

Tollard House, Kensington, W14

A beautifully presented, one bedroom apartment with private balcony situated on the 5th floor (with lift) of a purpose-built apartment building. The property benefits from floor-to-ceiling windows throughout offering plenty of natural light, reception/ dining room which opens on to the balcony, fully-fitted kitchen, double bedroom, contemporary bathroom and allocated secure parking space.

Tollard House is conveniently located for the shopping, entertainment and transport facilities of Kensington High Street, Olympia and Hammersmith. The open green spaces of Holland Park are also a short walk away.



RECEPTION ROOM : KITCHEN : BALCONY : BEDROOM : BATHROOM :
CLOAKROOM : ALLOCATED PARKING SPACE : LIFT : CARETAKER :
LEASE 973 YEARS : SERVICE CHARGE £3000PA : GR RENT £520PA :
COUNCIL TAX BAND F : EPC RATING C

Asking Price £625,000

Tel: 020 7603 7121

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

Tollard House, Kensington, W14

SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £625,000

Lease: 973 Years

Service Charge: £3000 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.



**Tollard House, 388 Kensington High Street,
London, W14**

Approximate Gross Internal Area :- 52 sq m / 560 sq ft

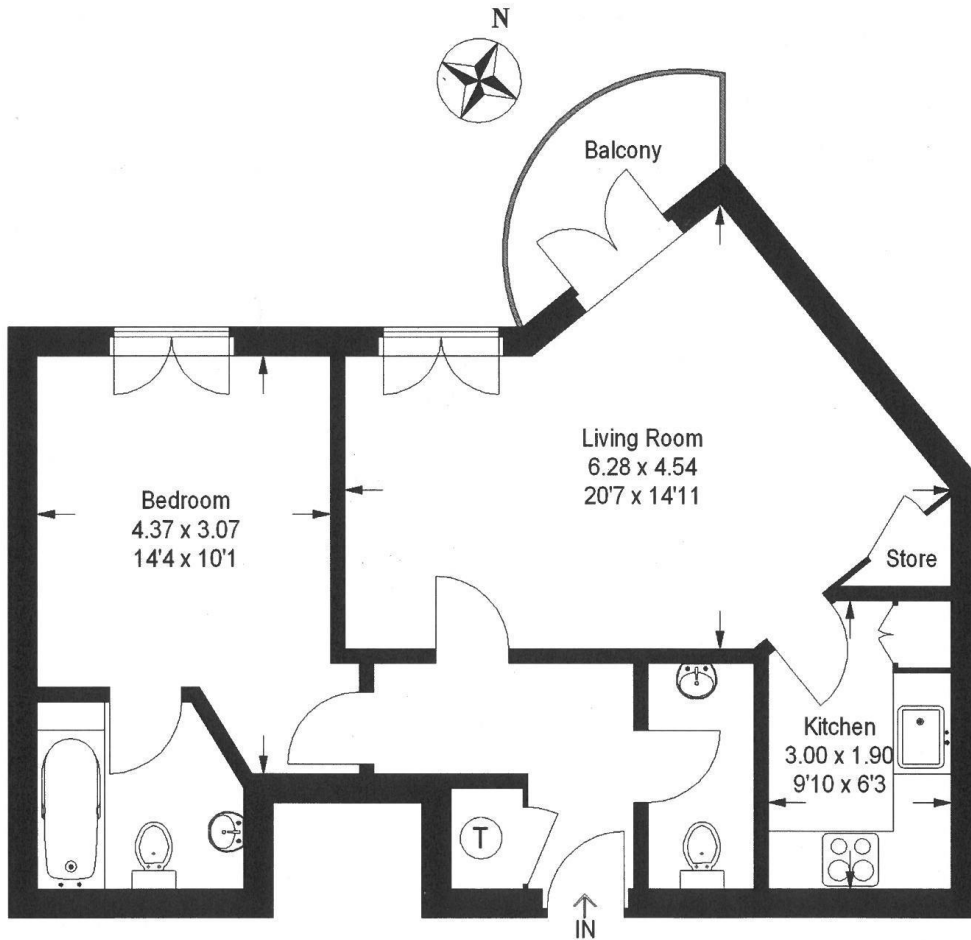



Illustration for identification purposes only,
measurements are approximate, not to scale.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) A		
(81-91) B		82
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.