



WEDGEWOOD ESTATES

Residential Sales & Lettings

Strangways Terrace, London, W14

This spacious (2295 sq.ft. approx.) five bedroom family house is flooded with natural light and benefits from a secluded west facing garden and a roof terrace. The property comprises excellent entertaining space with an ample sized kitchen/dining room, three bathrooms, a cloakroom, a balcony, garage and driveway for two cars.

This charming home offers the incoming purchaser the opportunity to add their own stamp to the property, and is quietly tucked away in the leafy surrounds of Holland Park, yet close to the numerous shopping, restaurant and local amenities of Kensington High Street.



ENTRANCE HALL : RECEPTION ROOM : KITCHEN/DINING ROOM : 5
BEDROOMS (2 ENSUITES) : FAMILY BATHROOM : GUEST WC : BALCONY
: GARDEN : ROOF TERRACE : GARAGE : DRIVEWAY FOR 2 CARS : EPC
RATING D

Asking Price £2,750,000

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Strangways Terrace, London, W14

SUBJECT TO CONTRACT

TERMS:

TENURE: Freehold

LEASE:

SERVICE CHARGE: Approx.

PRICE: £2,750,000

IMPORTANT NOTICE

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

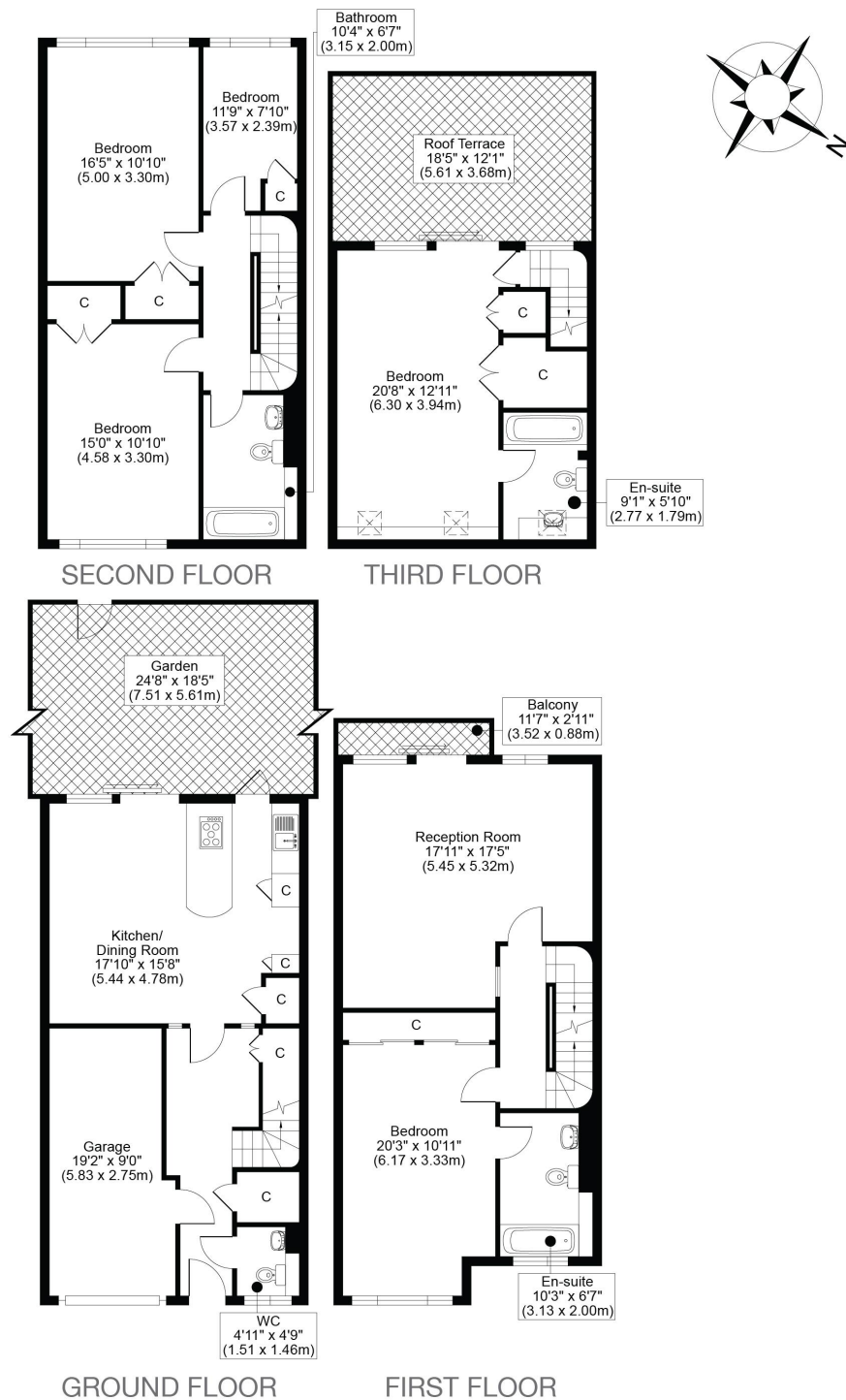
1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. 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.






STRANGWAYS TERRACE, W14

TOTAL APPROX FLOOR PLAN AREA 2295 SQ.FT (213 SQ.M)




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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	56	76
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

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.