



**Kensington High Street, London, W14**

**Asking Price £1,225,000**



Step into this stunning, light-filled 849 sq ft two bedroom, two bathroom apartment, where modern luxury meets comfort.

With fabulous views over the vibrant Kensington High Street, the private balcony offers the perfect spot to relax and unwind. Secure underground parking adds convenience in this prime location.

Residents enjoy exclusive access to premium amenities, including a state-of-the-art gym, cinema room, spa, and swimming pool, complemented by the convenience of a 24-hour concierge.

Whether you're seeking a stylish new home, a smart investment, or a chic pied-à-terre, this immaculate property ticks all the boxes. Situated at the heart of Kensington, Wolfe House offers excellent transport links, with Kensington Olympia and High Street Kensington stations just moments away.

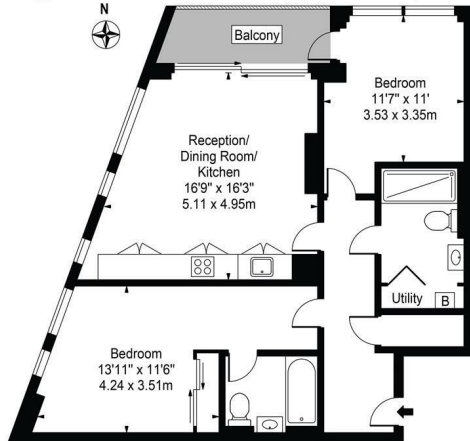
Surrounded by the elegance of Holland Park and the lively atmosphere of one of London's most desirable neighbourhoods, this is upscale urban living at its finest.



- 2 bedroom, 2 bathroom apartment
- 24 hour concierge
- Secure underground parking
- Close to High Street Kensington's shops and restaurants
- Service Charge: GBP10,300 pa
- 849 sq ft, 3rd floor
- Residents, gym, pool, spa & cinema
- Private Balcony
- Ground Rent: GBP930 pa
- Tenure: 999 years from 2011

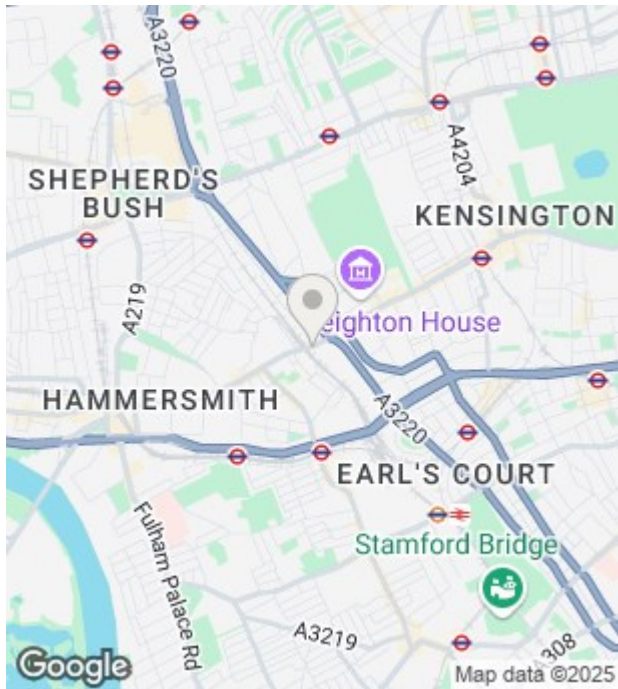


**Wolfe House**  
Approx. Gross Internal Area 849 Sq Ft - 78.87 Sq M49



**Third Floor**  
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Unit 10 Paddington Works 8 Hermitage Street, London, W2 1BE  
Tel: +44(O)20 3019 6150 Email: sales@grange.london