



WEDGEWOOD ESTATES

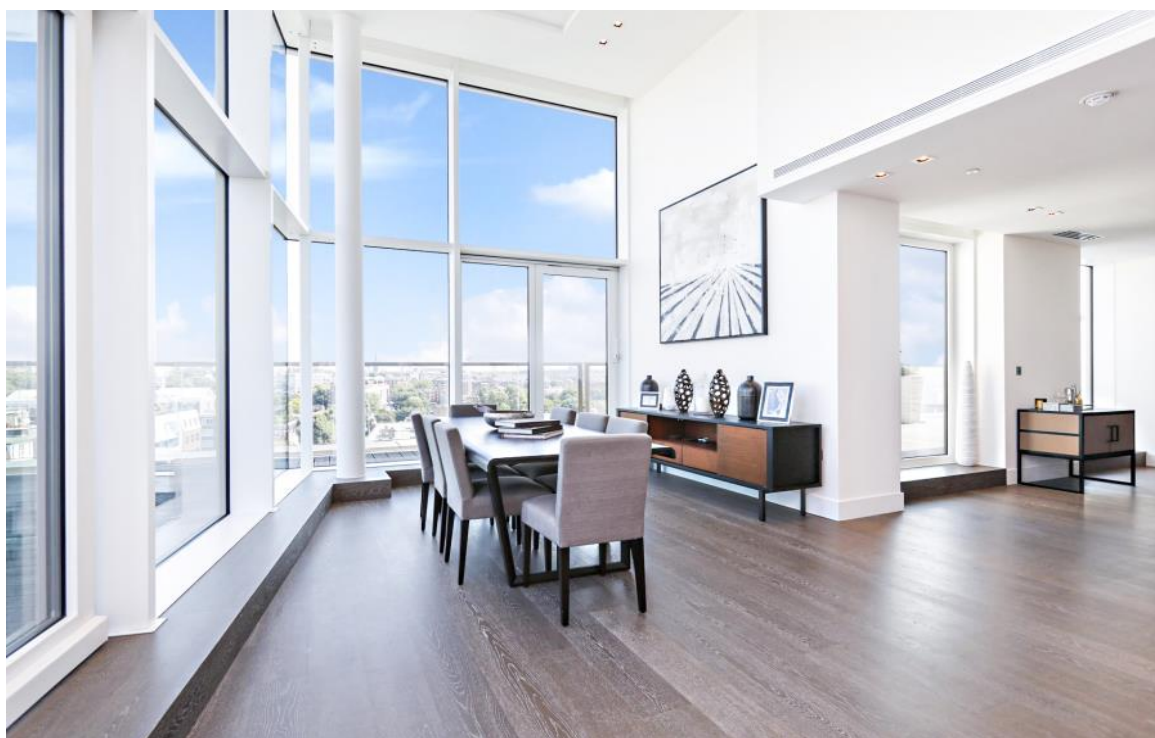
Residential Sales & Lettings

Trinity House, 377 Kensington High Street, London

An elegant, bright duplex Penthouse apartment quietly situated on the 11th and 12th floors of one of London's most opulent new developments in Kensington. The Penthouse benefits from a large wrap-around terrace with far-reaching views over London, three generous bedrooms each with an en-suite bathroom, floor-to-ceiling windows offering plenty of natural light throughout and underground parking space for two cars.

Further benefits of the Development include a swimming pool, sauna, steam room, treatment rooms, gym, cinema, business suite & boardroom and 24 hour concierge service.

The Kensington High Street location could not be more convenient with a wealth of shops, cafés, restaurants, supermarkets, banks and easy access to the A4/M4 for Heathrow Airport.



RECEPTION/ DINING ROOM : KITCHEN : 3 BEDROOMS : 3 EN-SUITE
BATHROOMS : GUEST WC : TERRACE : UNDERGROUND PARKING
SPACE FOR 2 CARS : POOL: CINEMA : GYM : C. TAX BAND H : LEASE 988
YRS : S. CHARGE £24,000 : G. RENT £1,940 PA : EPC RATING B

Asking Price £4,500,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £4,500,000

Lease: 985 Years

Service Charge: £24000 Annually Approx

IMPORTANT NOTICE

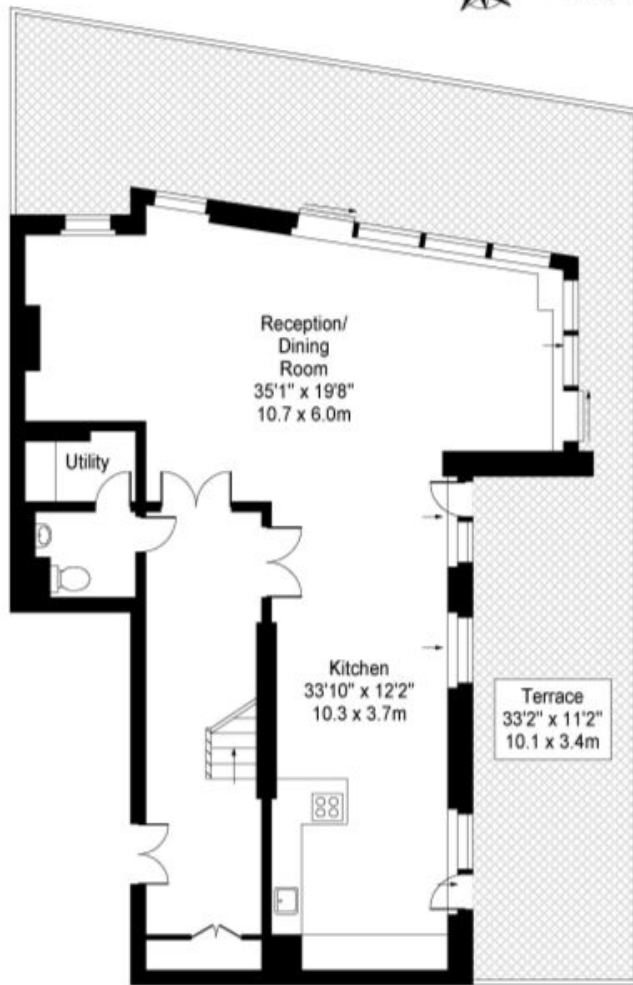
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

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.

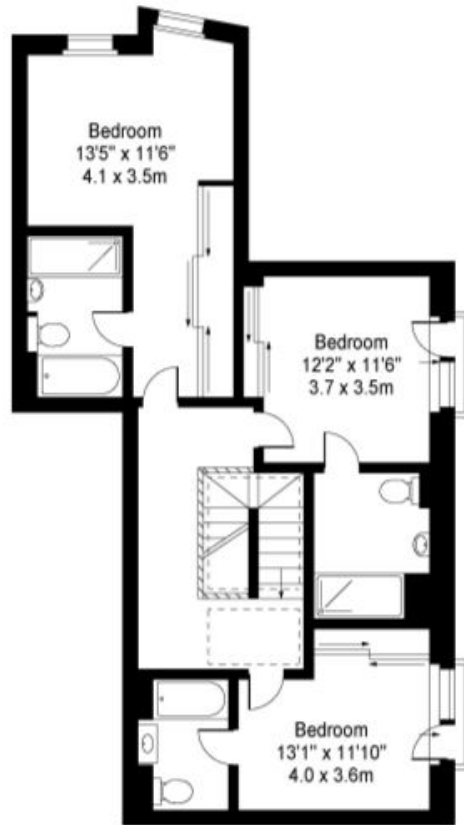




Trinity House



Eleventh Floor



Twelfth Floor

Approx Gross Internal Area 2110 Sq Ft - 196.02 Sq M
Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy
However all measurements are approximate.
The floor plan is illustrative purposes only and is not to scale

Energy Efficiency Rating

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