



WEDGEWOOD ESTATES

Residential Sales & Lettings

Tollard House, Kensington High Street, W14

An exceptionally bright two bedroom apartment quietly situated on the 4th Floor of this contemporary, purpose-built building on Kensington High Street. The reception benefits from French windows leading to a spacious full-length balcony as well as wooden floors and semi-open plan kitchen.

Additionally the flat has an allocated secure parking space. The building also has a lift, daily porter and communal garden.

This property would make an excellent rental investment or London pied-a-terre.

Tollard House is conveniently located for the shopping, entertainment and transport facilities of both Kensington High Street, Olympia and Hammersmith.



RECEPTION ROOM : KITCHEN : 2 BEDROOMS : BATHROOM : EN-SUITE
SHOWER ROOM : TERRACE : COMMUNAL GARDEN : LIFT : DAY PORTER
: ALLOCATED PARKING SPACE : LEASEHOLD (975 YRS LEASE) : S.
CHARGE. £3070 PA : GROUND RENT £521 PA : COUNCIL TAX BAND F : E

Asking Price £725,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £725,000

Lease: 974 Years

Service Charge: £3070 Annually Approx

IMPORTANT NOTICE

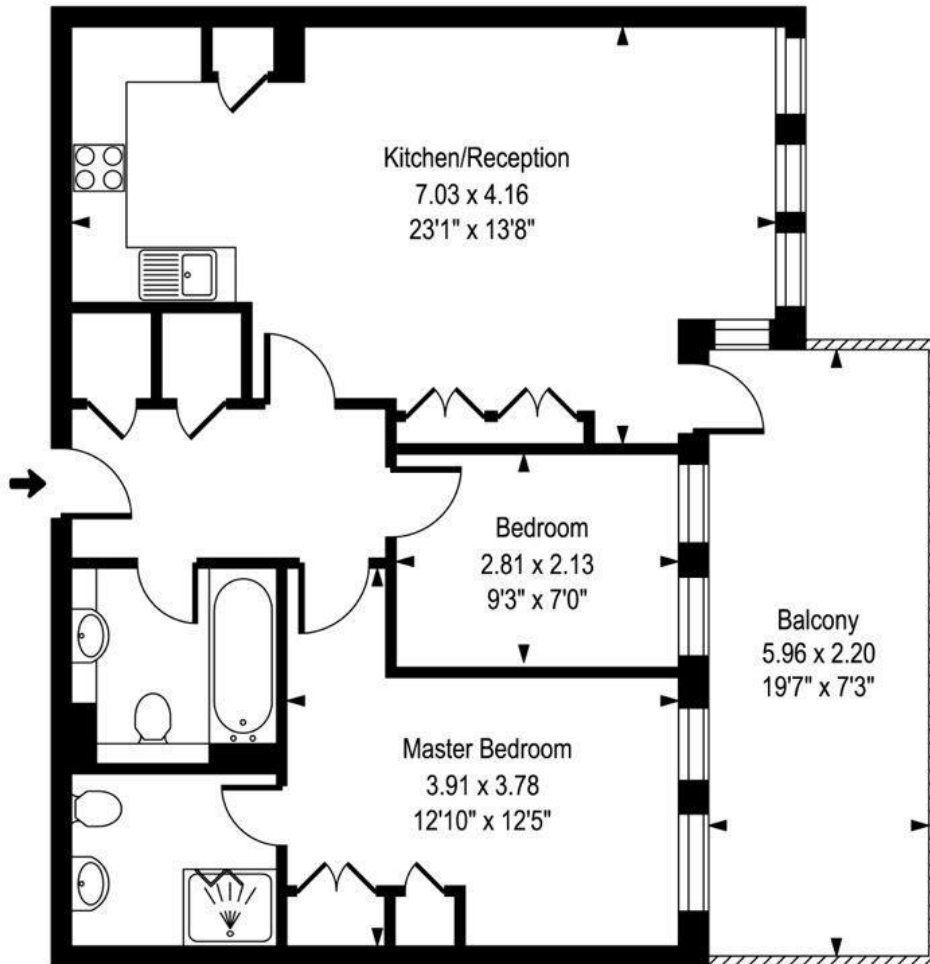
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

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
Kensington High Street, W14



Fourth Floor

Approx Gross Internal Area **640 Sq Ft - 59.42 Sq M**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	76	83
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.