



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **KENSINGTON WEST, BLYTHE ROAD, LONDON, W14**

A beautifully presented one bedroom apartment on the ground floor of a sought-after building with 24-hour concierge, conveniently situated between Kensington and Hammersmith.

The apartment comprises a spacious south-facing reception room, a separate kitchen, a large dual aspect bedroom and a good-sized bathroom.

Kensington West benefits from excellent facilities which include heated swimming pool, sauna, squash court, gym and communal gardens. There are excellent transport links to all corners of London as well as easy access to the M4 for Heathrow. Additionally, Kensington Olympia, Kensington High Street and Westfield Shopping Centre are all within close proximity.



ENTRANCE HALL : RECEPTION/DINING ROOM : KITCHEN : BEDROOM :  
BATHROOM : 24 HOUR CONCIERGE : RESIDENTS' LEISURE FACILITIES :  
COMMUNAL GARDENS : 84 YRS LEASE TERM REMAINING : SERVICE  
CHARGE APPROX £4,228 PA : GROUND RENT APPROX £200 PA : EPC R

**Asking Price £565,000**

**Tel: 020 7603 7121**

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## **KENSINGTON WEST, BLYTHE ROAD, LONDON, W14**

### SUBJECT TO CONTRACT

#### **TERMS:**

TENURE: Leasehold

Asking Price £565,000

Lease: 84 Years

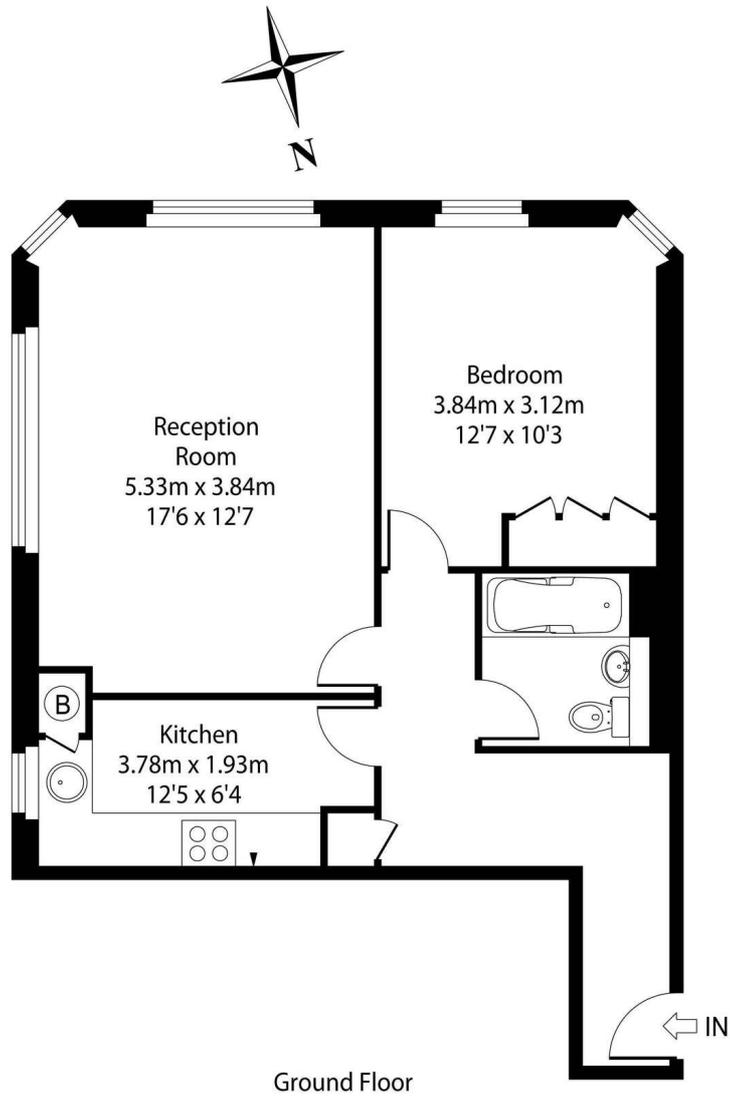
Service Charge: £4228.26 Annually Approx

#### **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.





APPROX. GROSS INTERNAL FLOOR AREA 578 SQ FT / 53.76 SQ M

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	73	79
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	