



WEDGEWOOD ESTATES

Residential Sales & Lettings

TRINITY HOUSE, KENSINGTON HIGH STREET, LONDON, W14

A beautifully presented three-bedroom apartment set on the third floor of one of Kensington's most prestigious developments, offering contemporary living and luxury amenities.

The property features a spacious open-plan reception with a fully integrated kitchen, leading onto a west-facing private balcony. There are two stylish en-suite bathrooms, a separate shower room, and elegant floor-to-ceiling French windows throughout.

Residents enjoy exclusive access to a 24-hour concierge, swimming pool, spa, cinema room, and leisure suite.

Ideally located moments from Kensington High Street's boutiques, cafés, and transport links, and within walking distance of Holland Park.



ENTRANCE HALL : RECEPTION/ DINING ROOM : KITCHEN : THREE
BEDROOMS : TWO EN-SUITE BATHROOMS : SHOWER ROOM :
BALCONYGYM : SPA : SWIMMING POOL : CINEMA : S CHARGE
£19,171.72 : GR RENT £1,293.36 : EPC RATING B

Asking Price £2,400,000

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TRINITY HOUSE, KENSINGTON HIGH STREET, LONDON, W14

SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £2,400,000

Lease: 984 Years

Service Charge: £19171.72 Annually Approx

IMPORTANT NOTICE

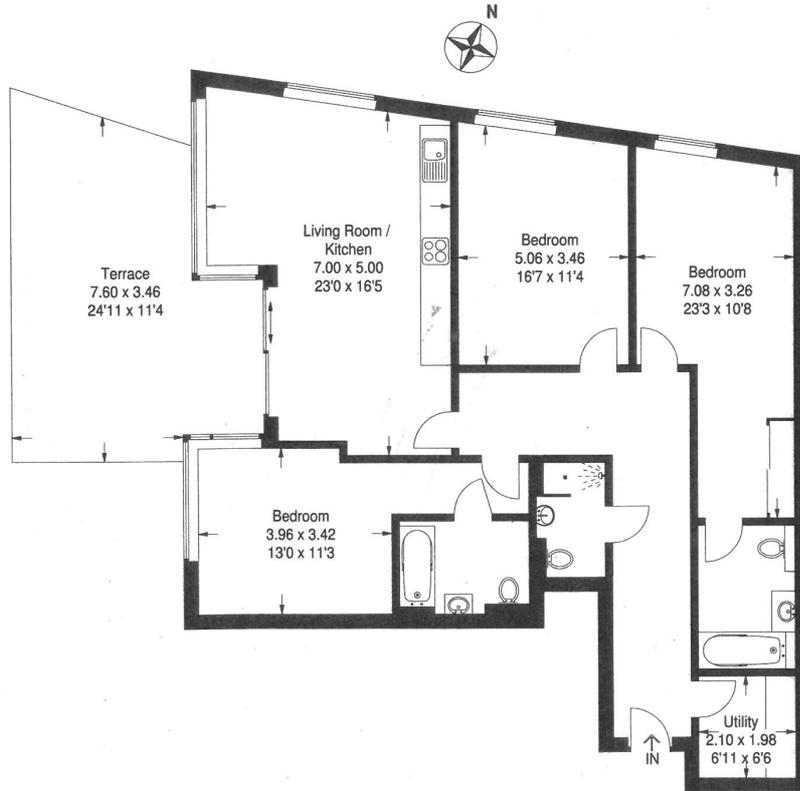
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1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The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

Approximate Gross Internal Area = 124.2 sq m / 1337 sq ft



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2014 (ID125255)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B	85	85
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	