WEDGEWOOD ESTATES
Residential Sales & Lettings

FARLEY COURT, MELBURY ROAD, KENSINGTON, W14

A bright and spacious three-bedroom apartment situated on the third floor of Farley Court, a well-run and well-maintained secure building, offering approximately 1,238 sq ft (115 sq m) of well-proportioned accommodation.

The apartment is centred around an impressive 31 ft reception and dining room, providing excellent space for both entertaining and everyday living, with large windows allowing for an abundance of natural light. There is a separate fitted kitchen, three well-proportioned bedrooms, including a principal bedroom with an en-suite bathroom, together with an additional shower room. The property further benefits from excellent built-in storage throughout, a private garage, and offers considerable scope for a purchaser to update and personalise the accommodation to their own taste.

Farley Court is ideally positioned on Melbury Road in the heart of Kensington, within easy reach of the shops, restaurants and amenities of Kensington High Street, as well as the green open spaces of Holland Park. Excellent transport connections are also available nearby.



ENTRANCE HALL : DOUBLE RECEPTION/DINING ROOM : KITCHEN : 3 BEDROOMS : BATHROOM (EN-SUITE) : SHOWER ROOM : RESIDENT PORTER : GARAGE : OFF-STREET PARKING : SHARE OF FREEHOLD : S.CHARGE £6,317PA APPROX : C.TAX G : EPC RATING C

Asking Price £1,250,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Share Of Freehold

Asking Price £1,250,000

Lease: 973 Years

Service Charge: £6317 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.



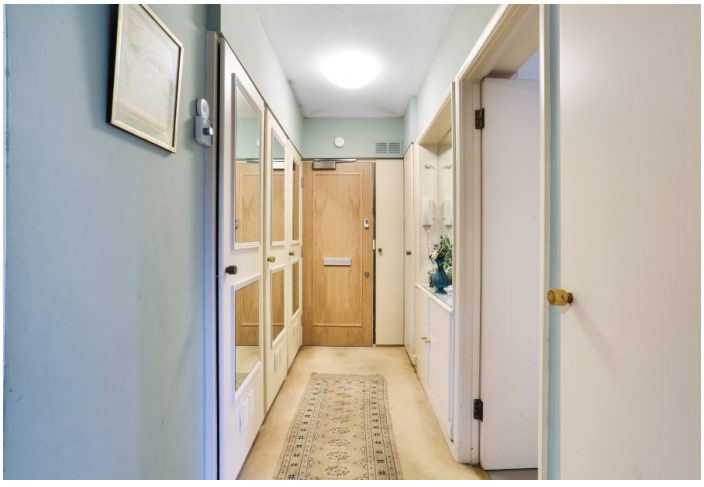










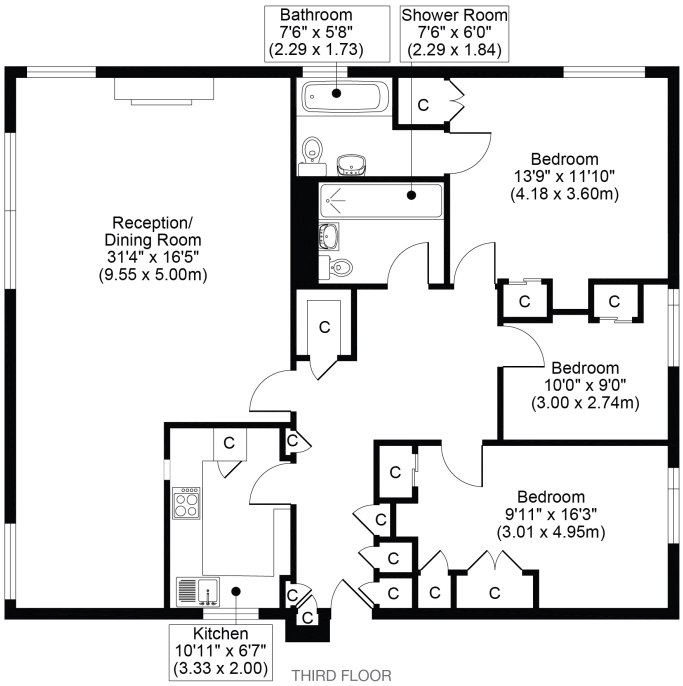




FARLEY COURT, MELBURY ROAD, W14

TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1238 SQ.FT (115 SQ.M)

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1399 SQ.FT (130 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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