



WEDGEWOOD ESTATES

Residential Sales & Lettings

OAKWOOD COURT, HOLLAND PARK, W14

A superb and exceptionally spacious four bedroom apartment situated on the fifth floor (with lift) of this well-run, red-brick, portered mansion block just moments away from the open green spaces of Holland Park. This property boasts a double reception / dining room offering excellent family space and opening up to a balcony with far-reaching views, a fully fitted kitchen with modern appliances, two double bedrooms with dressing rooms and en-suite bath / shower rooms, two additional bedrooms with en-suite shower rooms and a separate guest cloakroom.

Oakwood Court is a secure 24hr portered mansion block moments away from the excellent shopping, entertainment and transport facilities of Kensington High Street.



**ENTRANCE HALL : RECEPTION/DINING ROOM : KITCHEN : FOUR
BEDROOMS WITH EN-SUITE BATH/SHOWER ROOMS : GUEST
CLOAKROOM : 24 HOUR SECURITY : LIFT : COMMUNAL GARDEN : LEASE
EXP 2167 : SERVICE CHARGE ~£12,000 : C TAX H : EPC RATING D**

£3,500,000

Tel: 020 7603 7121

296 Kensington High Street, London W14 8NZ Fax: 020 7603 8065
sales@wedgewoodestates.co.uk rentals@wedgewoodestates.co.uk

OAKWOOD COURT, HOLLAND PARK, W14

SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

£3,500,000

Lease: 141 Years

IMPORTANT NOTICE

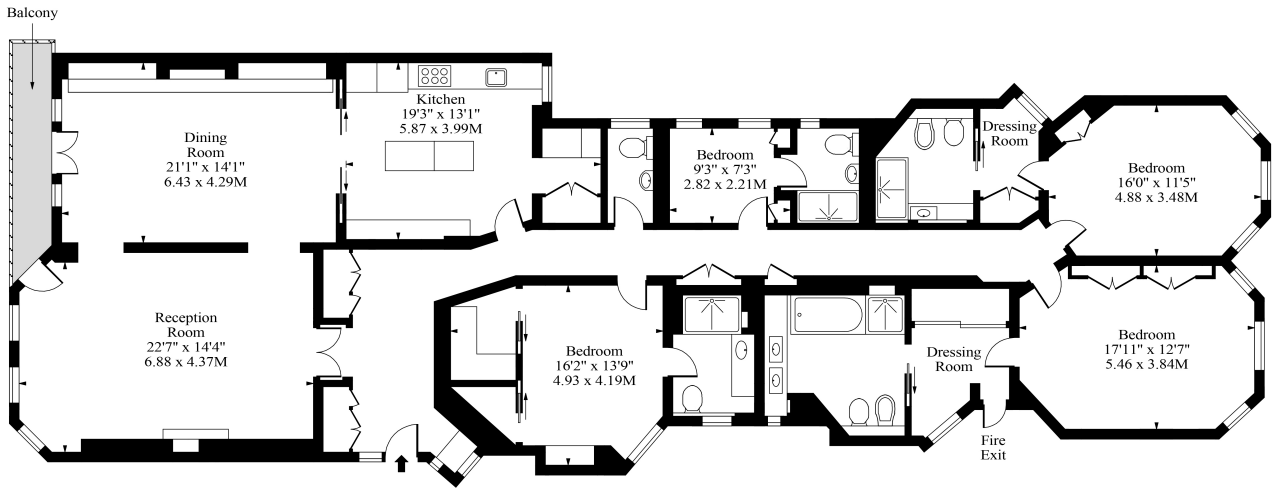
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

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.





Oakwood Court, London, W14



Fifth Floor

Approx Gross Internal Area 2420 Sq Ft - 224.83 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
<i>Very energy efficient - lower running costs</i>			
92-100	A		
81-91	B		83
69-80	C		
55-68	D	68	
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	