



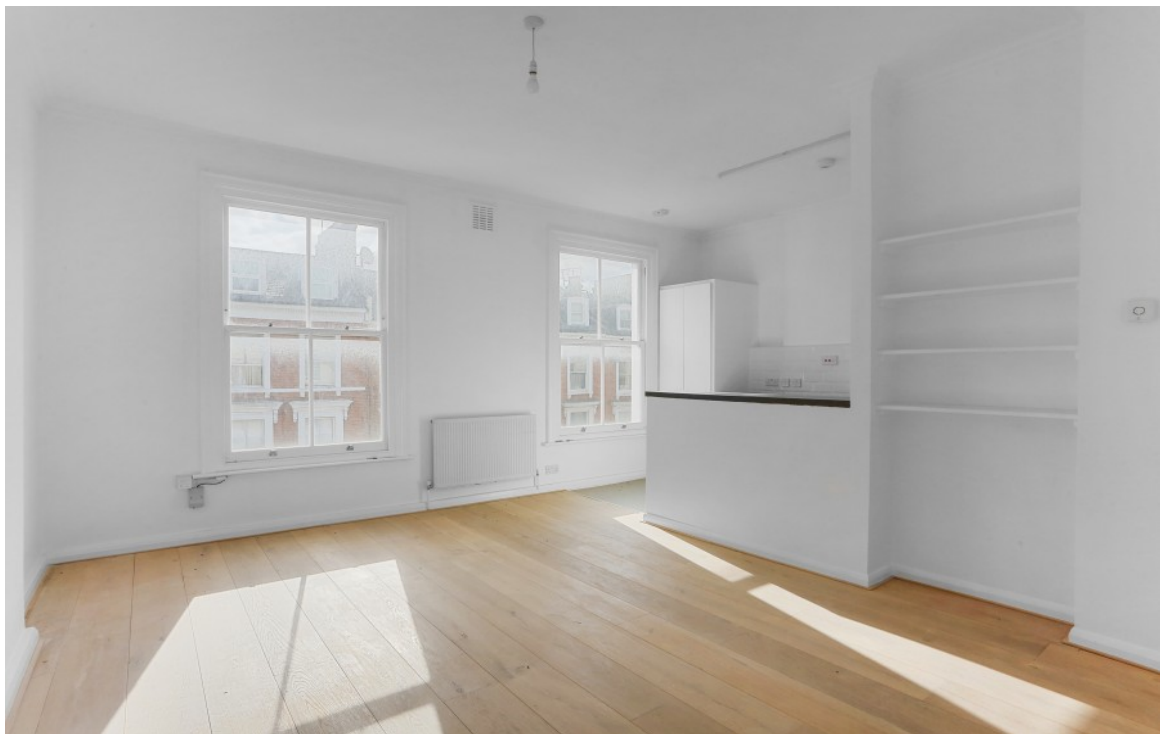
WEDGEWOOD ESTATES

Residential Sales & Lettings

Russell Gardens, Kensington, London, W14

This contemporary one-bedroom apartment is situated on the second floor of a quiet, leafy street in the heart of West London. It features a bright, open-plan kitchen, reception, and dining area, creating a spacious and welcoming environment, alongside a well-proportioned bedroom and a bathroom.

Located within a well-maintained building with secure entry, the apartment combines contemporary living with comfort and practicality. Just a short walk from Barons Court and West Kensington, the property enjoys excellent transport links via the District and Piccadilly lines, as well as easy access to shops, cafes, restaurants, parks, and riverside walks.



ENTRANCE HALL : OPEN PLAN RECEPTION/KITCHEN/DINING ROOM :
BEDROOM : BATHROOM : SERVICE CHARGE APPROX £1,797.78 PA :
GROUND RENT APPROX £100.00 PA : COUNCIL TAX BAND D : EPC
RATING C

Asking Price £435,000

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Russell Gardens, Kensington, London, W14

SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £435,000

Lease: 89 Years

Service Charge: £1797.78 Annually Approx

IMPORTANT NOTICE

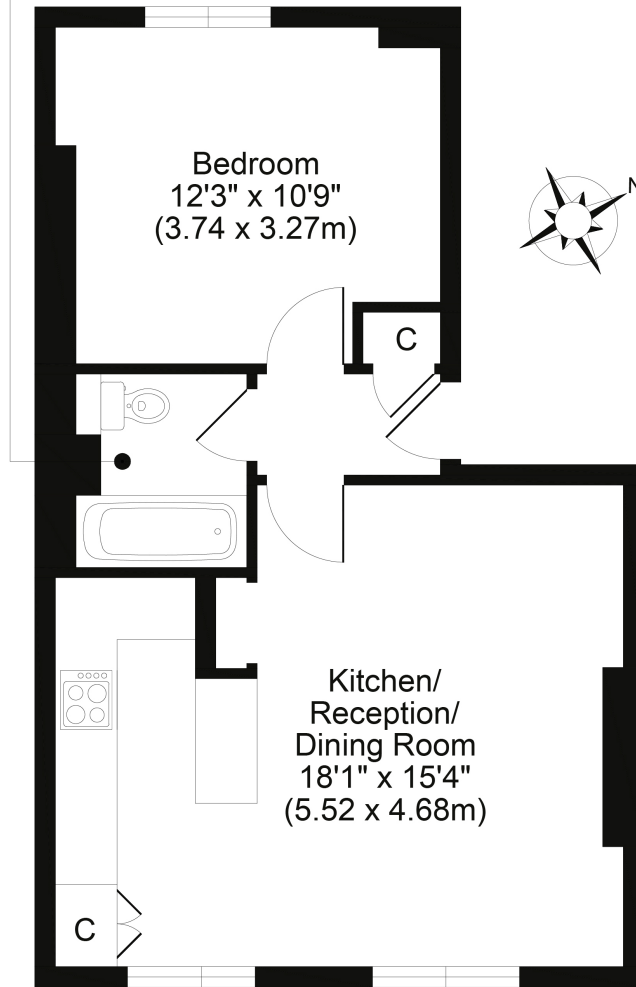
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

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.



RUSSELL GARDENS, W14
 TOTAL APPROX FLOOR PLAN AREA 474 SQ.FT (44 SQ.M)

Bathroom
 6'2" x 5'5"
 (1.88 x 1.66m)



SECOND FLOOR

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.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		
81-91	B		
69-80	C	75	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	