



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **WOLFE HOUSE, KENSINGTON HIGH STREET, LONDON, W14**

A contemporary and beautifully bright two-bedroom apartment, positioned on the 7th floor (with lift) of one of Kensington's most prestigious and sought-after developments. Designed to an impeccable specification throughout, the apartment offers refined modern living in an exceptional setting.

Residents benefit from an unparalleled lifestyle, including an exclusive leisure suite with spa facilities, private cinema, 24-hour concierge service, and a secure underground parking space. A variety of stylish cafés, acclaimed restaurants, and everyday conveniences are right on the doorstep, ensuring ease and comfort at every turn.

Perfectly located on Kensington High Street, the development places you moments from an array of boutiques, supermarkets, banks and superb transport links. The tranquil green expanse of Holland Park is just a short stroll away.



ENTRANCE HALL : RECEPTION/DINING : TWO BEDROOMS : BATHROOM  
AND SHOWER ROOM : 24HR CONCIERGE : BALCONY : LIFT :  
UNDERGROUND PARKING SPACE : LEISURE SUITE : S CHARGE  
£11,240.58 : GR RENT £970.02 : COUNCIL TAX BAND G : EPC RATING B

**Asking Price £1,400,000**

**Tel: 020 7603 7121**

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# WOLFE HOUSE, KENSINGTON HIGH STREET, LONDON, W14

## SUBJECT TO CONTRACT

### **TERMS:**

TENURE: Leasehold

Asking Price £1,400,000

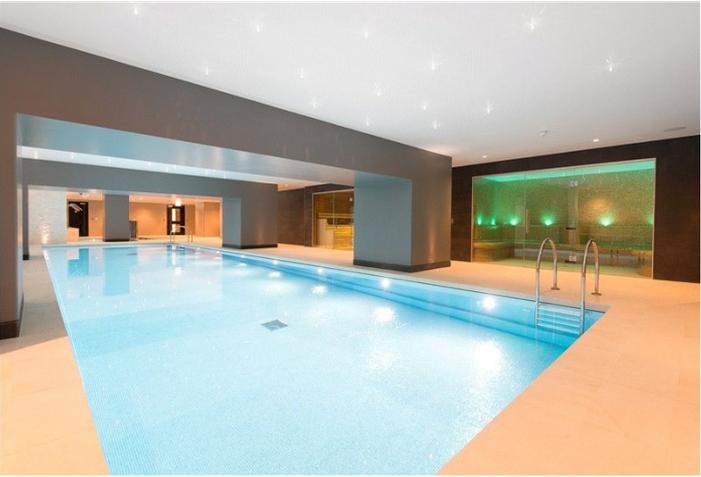
Lease: 984 Years

Service Charge: £11240.58 Annually Approx

### **IMPORTANT NOTICE**

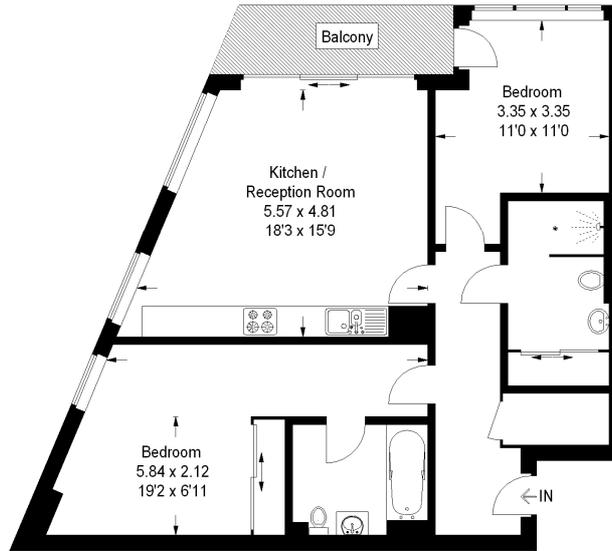
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

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.



## Wolfe House

Approximate Gross Internal Area  
81 sq m / 872 sq ft



### Seventh Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2014 (ID97822)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	<b>A</b>		
81-91	<b>B</b>	81	81
69-80	<b>C</b>		
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	