



WEDGEWOOD ESTATES

Residential Sales & Lettings

Redfield Lane, Kensington, SW5

A bright and well-proportioned family house situated in a desirable location in the Royal Borough of Kensington and Chelsea with the benefit of a driveway and integral garage. The ground floor comprises an entrance hall, bedroom, shower room, utility room, integral garage and a south-facing courtyard garden.

The first floor enjoys a bright kitchen and spacious reception/dining room whilst the second floor accommodates two double bedrooms and a family bathroom.

Redfield Lane houses benefit from 24-hour porter service and are ideally located close to the array of shops, restaurants and transport facilities of Earls Court Road, Old Brompton Road and Gloucester Road.



ENTRANCE HALL : KITCHEN : RECEPTION / DINING ROOM : 3
BEDROOMS : BATHROOM : SHOWER ROOM : UTILITY ROOM : SOUTH-
FACING GARDEN : PRIVATE DRIVEWAY : GARAGE : LEASE 150 YRS : S
CHARGE C.£4000 PA : COUNCIL TAX BAND G : EPC RATING D

Asking Price £1,395,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £1,395,000

Lease: 150 Years

Service Charge: £4000 Annually Approx

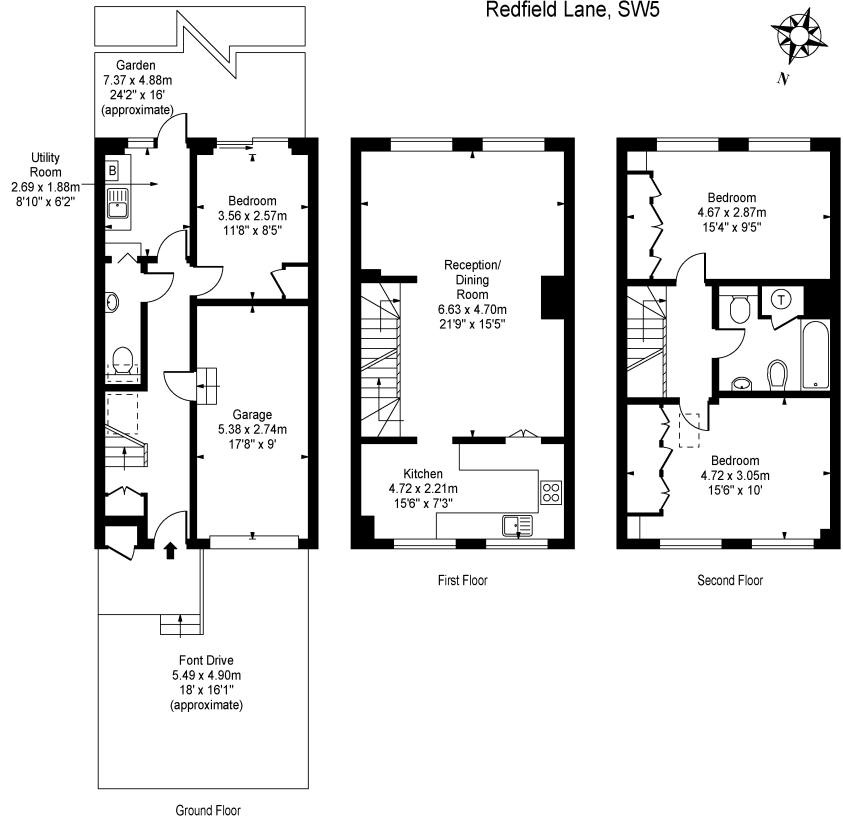
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Wedgewood Estates hereby give notice to anyone reading these particulars that :-

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.



Redfield Lane, SW5



Approx Gross Internal Area 1346 Sq Ft - 125.00 Sq M
(Including Garage)
Approx Gross Internal Area 1194 Sq Ft - 110.92 Sq M
(Excluding Garage)

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

