



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **North End House, Fitzjames Avenue, Kensington, W14**

A wonderfully bright and spacious apartment with wood floors located on the 5th Floor of a sought-after portered building, with lift. The apartment boasts a double-aspect reception/dining room, a separate fully-integrated kitchen, master bedroom with built-in wardrobes and an en-suite bathroom. there is a second double bedroom and 2 shower rooms. Further benefits include 24 hour security/porterage, off-street gated parking (by separate negotiation) and access to beautiful landscaped communal gardens.

Fitzjames Avenue is an impressive tree lined street conveniently located within close proximity of the many amenities of High Street Kensington and Hammersmith. Transport links are accessed via Kensington Olympia, West Kensington (District line) and Barons Court (Piccadilly line).



RECEPTION/DINING ROOM : KITCHEN : 2 BEDROOMS : EN SUITE  
BATHROOM : 2 SHOWER ROOMS : LIFT : 24HR PORTER : COMMUNAL  
GARDENS : C TAX BAND F : 950 YR LEASE PLUS SOF : S.CHARGE  
£8,058.40 PA INC HEATING/HW : G RENT £50 PA : EPC RATING D

**Asking Price £950,000**

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## **North End House, Fitzjames Avenue, Kensington, W14**

### SUBJECT TO CONTRACT

#### **TERMS:**

TENURE: Share Of Freehold

Asking Price £950,000

Lease: 950 Years

Service Charge: £8058.4 Annually Approx

#### **IMPORTANT NOTICE**

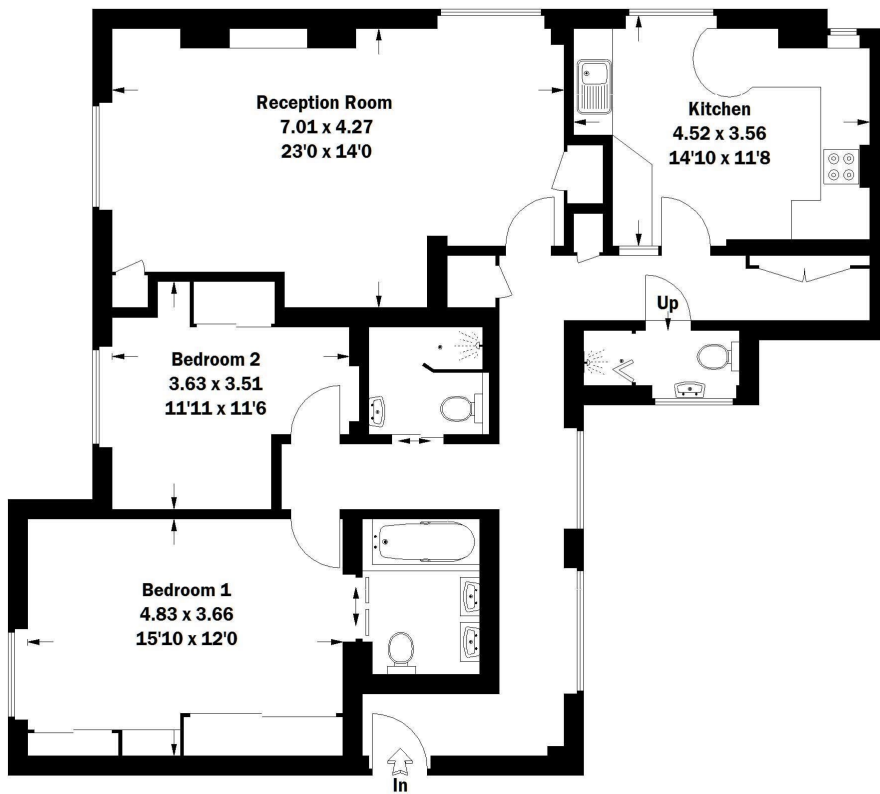
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

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.



# North End House, W14

Approximate Gross Internal Area = 108.8 sq m / 1171 sq ft



Fifth Floor

