WEDGEWOOD ESTATES
Residential Sales & Lettings

Oakwood Court, Abbotsbury Road, Kensington, W14

An exceptionally spacious five-bedroom family apartment situated on the raised ground floor of this elegant, highly regarded mansion block with 24h security. The property benefits from high ceilings, views over the communal gardens and combines contemporary living with the charm and character of the period building. The apartment offers excellent entertaining space including two reception rooms, eat-in kitchen with high-end appliances, utility area and well-proportioned bedrooms with ample storage.

Oakwood Court is conveniently located for the shopping, transport and entertainment facilities of Kensington High Street and is just moments from the open spaces of Holland Park.



TWO RECEPTION ROOMS : KITCHEN/BREAKFAST ROOM : UTILITY RM : 5 BEDROOMS : 3 BATHROOMS (2 EN-SUITE) GUEST WC : LIFT : 24 HOUR PORTER : COMM. GARDEN : S CHARGE £13748 PA APPROX INC RESERVE : GR £350 PA : LEASE EXP 2074 : C TAX BAND H : EPC RATING

Asking Price £2,600,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £2,600,000

Lease: 48 Years

Service Charge: £13748 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.







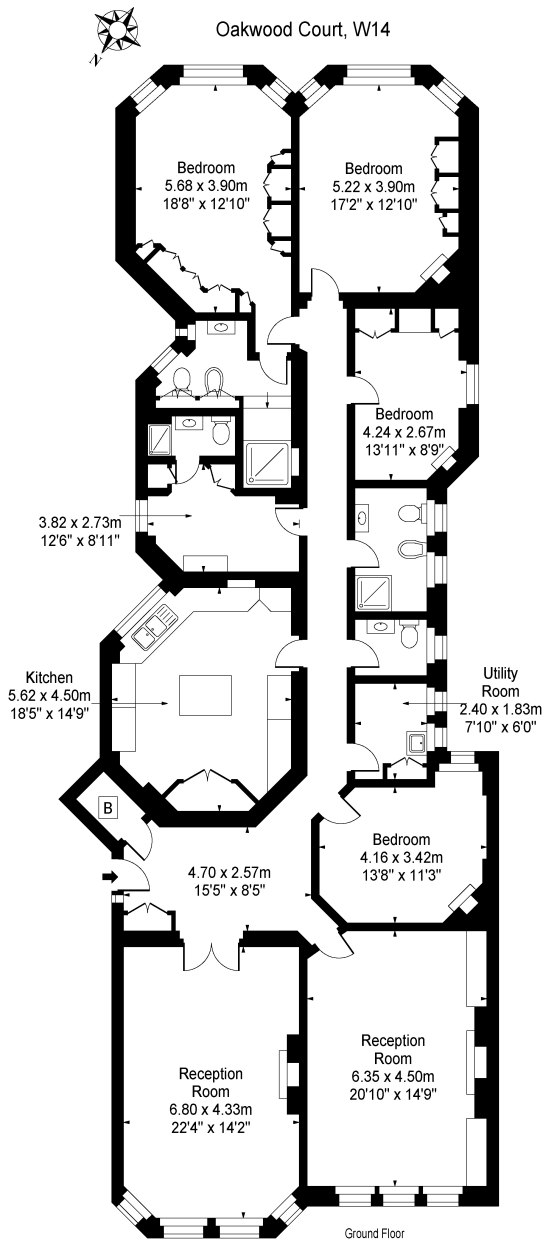






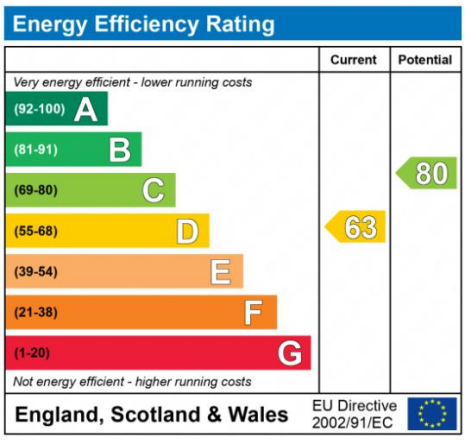






Approx Gross Internal Area 2433 Sq Ft - 226.05 Sq M

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.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.