



WEDGEWOOD ESTATES

Residential Sales & Lettings

KENSINGTON WEST, BLYTHE ROAD, LONDON, W14

A spacious one-bedroom ground floor apartment situated within the sought-after Kensington West development on Blythe Road.

The accommodation comprises a generously proportioned reception room with dining area, a separate fitted kitchen, a spacious double bedroom with fitted wardrobes and a bathroom. The apartment also benefits from wooden flooring throughout the principal rooms and good storage space.

Kensington West is a well-established residential development offering 24-hour porterage and residents' leisure facilities, including a swimming pool and gymnasium.

Conveniently located for the shopping, dining and transport amenities of Kensington High Street and Hammersmith, the property offers an excellent opportunity for owner-occupiers and investors alike.



ENTRANCE HALL : RECEPTION ROOM : KITCHEN : DOUBLE BEDROOM :
BATHROOM : 24 HOUR CONCIERGE : LIFT : LEISURE COMPLEX WITH
SQUASH COURT & SWIMMING POOL : LEASE 84 YEARS EXPIRY 2110 :
COUNCIL TAX BAND F : EPC RATING C

Asking Price £630,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £630,000

Lease: 84 Years

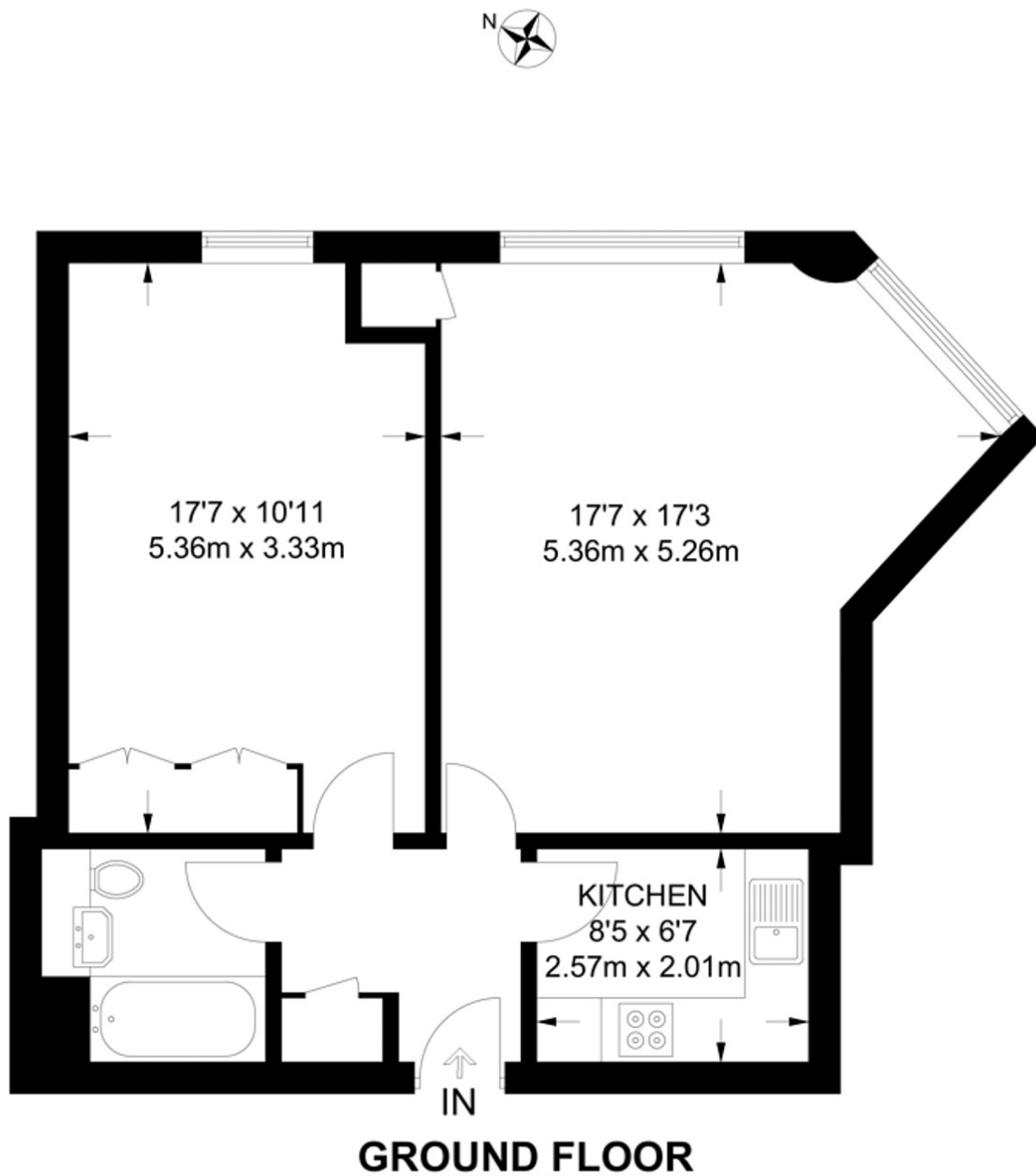
Service Charge: £4400 Annually Approx

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	74	76
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 