



WEDGEWOOD ESTATES

Residential Sales & Lettings

PARK CLOSE, ILCHESTER PLACE, KENSINGTON, W14

A bright and spacious three-bedroom apartment situated on the top floor of Park Close, offering approximately 1,130 sq ft (105 sq m) of well-proportioned accommodation with far-reaching views across London.

The apartment is centred around an impressive 26 ft reception and dining room, with large windows providing an abundance of natural light and access to a private balcony. There is a separate modern fitted kitchen, three bedrooms, two en-suite bathrooms and an additional shower room. The property further benefits from excellent built-in storage throughout.

Park Close is a secure, portered building ideally situated for the shopping, dining, entertainment and transport facilities of Kensington High Street, with the open green spaces of Holland Park just a short walk away.



RECEPTION/DINING ROOM : KITCHEN : 3 BEDROOMS : 2 BATHROOMS (1 EN-SUITE) : JULIET BALCONY : PORTER : LIFT : COMMUNAL HEATING & HOT WATER : SHARE OF FREEHOLD : COUNCIL TAX BAND G : EPC RATING D

Asking Price £1,600,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Share Of Freehold

Asking Price £1,600,000

Lease: 985 Years

Service Charge: £11690.84 Annually Approx

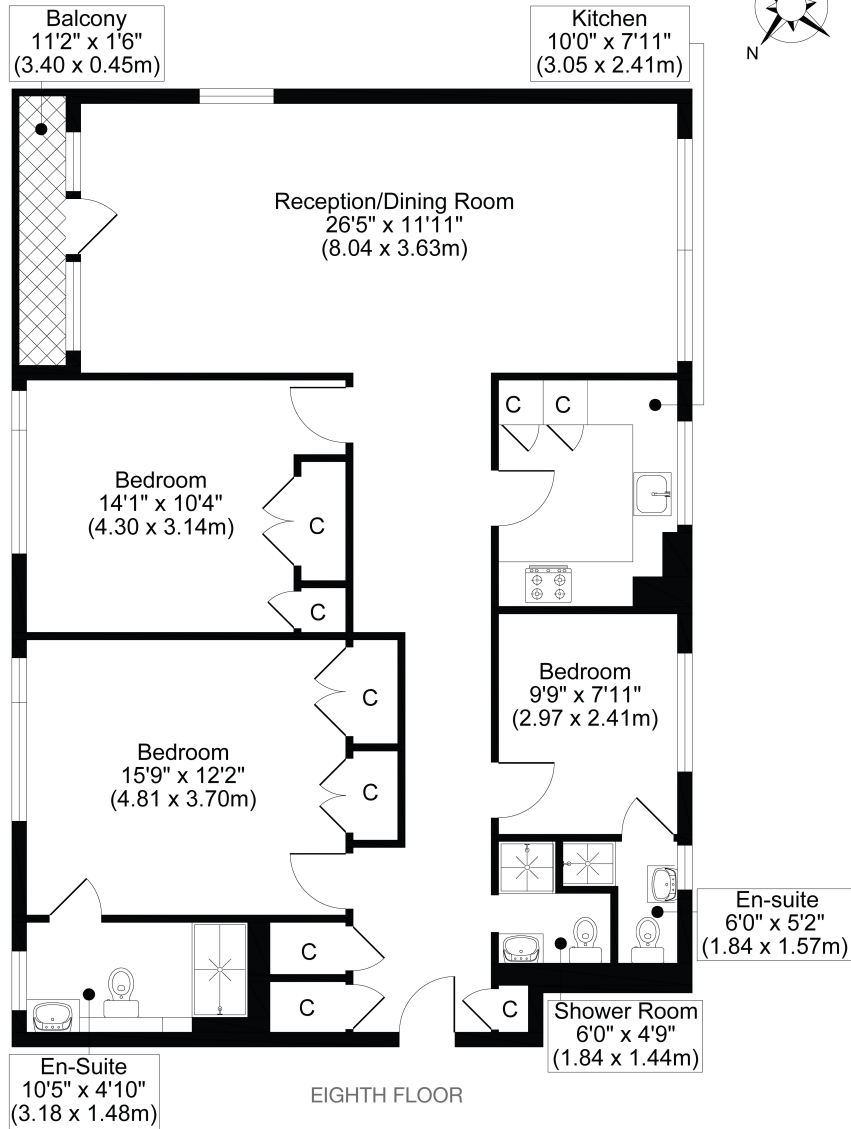
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Wedgewood Estates hereby give notice to anyone reading these particulars that :-

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.



PARK CLOSE, ILCHESTER PLACE, W14
TOTAL APPROX FLOOR PLAN AREA 1130 SQ.FT (105 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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