



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **Kensington West, Blythe Road, W14**

An exceptionally spacious, bright apartment located on the 3rd Floor (with lift) of this sought-after purpose built development with 24 hour porter. This well-proportioned property offers a generous reception / dining room opening on to a private balcony. There is a separate eat-in kitchen, 2 double bedrooms, each with an en-suite bathroom and a guest cloakroom. Benefits include allocated underground parking space, residents -only sports and leisure facilities including a swimming pool, gym and squash court.

Kensington West is ideally situated for the shopping, restaurants and transport facilities of Kensington High Street and Hammersmith as well as the exciting new Olympia Cultural and Conference Centre. Access to the M4 to Heathrow and the West is close by.



RECEPTION/ DINING ROOM : KITCHEN : 2 BEDROOMS : 2 BATHROOMS :  
GUEST WC : BALCONY : UNDERGROUND PARKING : LEIURE FACILITIES :  
S. CHARGE £9,715.64 P/A APPROX. : GROUND RENT £200 P/A APPROX :  
LEASE EXP 2110 : C. TAX BAND G : EPC RATING B

**Asking Price £1,150,000**

**Tel: 020 7603 7121**

296 Kensington High Street, London W14 8NZ Fax: 020 7603 8065  
sales@wedgewoodestates.co.uk rentals@wedgewoodestates.co.uk

**Kensington West, Blythe Road, W14**

SUBJECT TO CONTRACT

**TERMS:**

TENURE: Leasehold

Asking Price £1,150,000

Lease: 86 Years

Service Charge: £9715.64 Annually Approx

**IMPORTANT NOTICE**

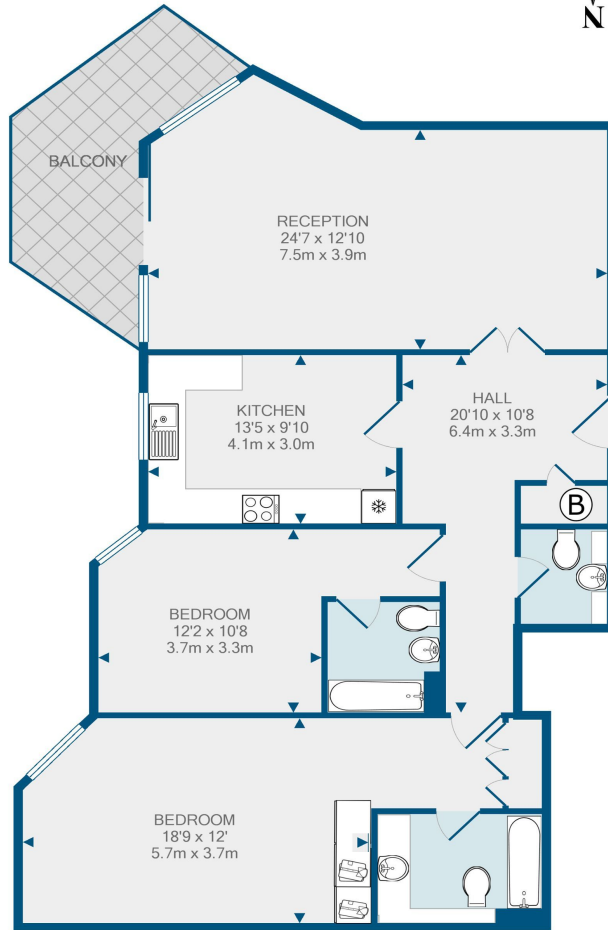
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

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.





BLYTHE ROAD, W14  
TOTAL APPROX. FLOOR AREA 1155 SQ.FT. (107.3 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 nor zentuvo  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| 92-100 <b>A</b>                             |                         |           |
| 81-91 <b>B</b>                              | 81                      | 83        |
| 69-80 <b>C</b>                              |                         |           |
| 55-68 <b>D</b>                              |                         |           |
| 39-54 <b>E</b>                              |                         |           |
| 21-38 <b>F</b>                              |                         |           |
| 1-20 <b>G</b>                               |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |