



WEDGEWOOD ESTATES

Residential Sales & Lettings

Kensington West, Brook Green, London W14

A bright and exceptionally spacious first floor studio apartment with separate kitchen, bathroom and balcony in this prestigious, contemporary development with 24 hour security.

The property benefits from a large west-facing balcony, sports and leisure facilities, including a swimming pool, gym and squash court.

VIDEO TOUR AVAILABLE

Kensington West is ideally located for the shopping, entertainment and transport facilities of Kensington High Street and King Street Hammersmith.



ENTRANCE HALL : LARGE STUDIO ROOM : BALCONY : KITCHEN :
BATHROOM : 24 HOUR CONCIERGE : LIFT : LEISURE COMPLEX :
ALLOCATED PARKING SPACE : LEASE 85 YEARS EXPIRY 2110 : EPC
RATING C

Asking Price £395,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £395,000

Service Charge: £0 Approx

IMPORTANT NOTICE

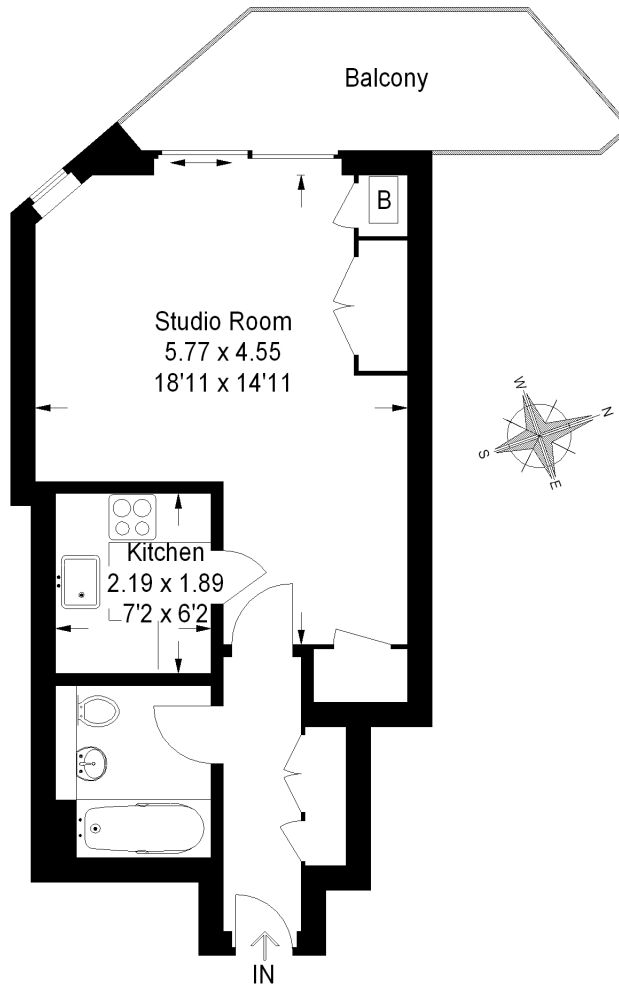
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

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.



Kensington West

Approximate Gross Internal Area :- 37 sq m / 398 sq ft



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	79	79
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	