



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **REGENT HOUSE, WINDSOR WAY, LONDON, W14**

A spacious and exceptionally bright fourth-floor apartment set within a popular modern gated development. This spacious home features two well-proportioned double bedrooms and a generous reception room framed by a wraparound double balcony, creating an ideal setting for both relaxing and entertaining. The property offers a wonderful sense of space and privacy, enhanced by the development's secure, well-maintained environment.

Perfectly positioned between Kensington and Hammersmith, residents enjoy easy access to an excellent selection of boutiques, restaurants, cafés and everyday amenities, along with superb transport links connecting you across London.



ENTRANCE HALL : RECEPTION/DINING ROOM : KITCHEN/BREAKFAST  
ROOM : 2 DOUBLE BEDROOMS : 2 BATHROOMS (1 EN SUITE) : BALCONY  
: LIFT : 24 HOUR PORTERAGE : COUNCIL TAX BAND G : SERVICE CHG  
£4342 : EPC RATING C

**Asking Price £1,100,000**

**Tel: 020 7603 7121**

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

## **REGENT HOUSE, WINDSOR WAY, LONDON, W14**

### SUBJECT TO CONTRACT

#### **TERMS:**

TENURE: Leasehold

Asking Price £1,100,000

Lease: 85 Years

Service Charge: £4342 Annually Approx

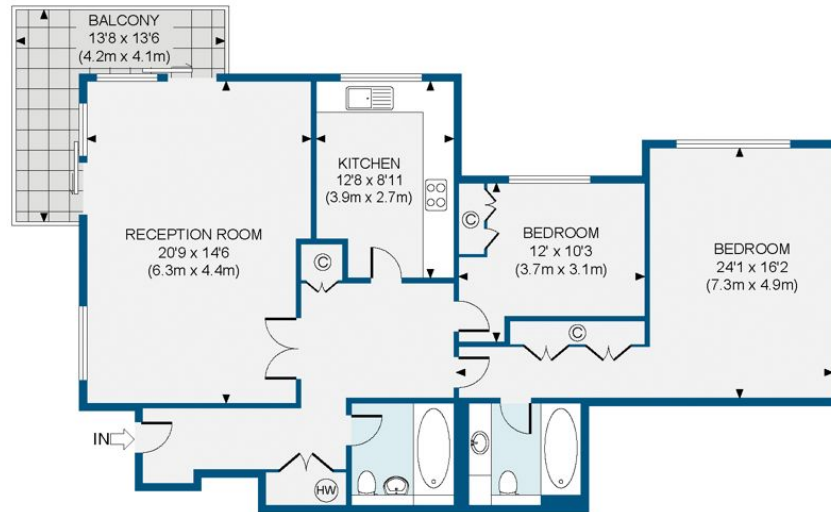
#### **IMPORTANT NOTICE**

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.



WINDSOR WAY, W14  
TOTAL APPROX. FLOOR AREA 1027 SQ. FT. (95.4 SQ. M.)  
FOURTH FLOOR



All measurements walls, doors, windows, fitting 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  
www.zentuvo.co.uk

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	72	78		69	80
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC			<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC		

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.