



WEDGEWOOD ESTATES

Residential Sales & Lettings

DURRELS HOUSE, WARWICK GARDENS, KENSINGTON, W14

A bright and well-proportioned three-bedroom apartment arranged on the first floor of this sought-after purpose-built development, benefiting from lift access and portage. The accommodation extends to approximately 1,160 sq ft and is well arranged throughout.

The property offers a generous reception/dining room with private balcony, a fully fitted kitchen, and a principal bedroom with fitted storage and an en-suite shower room. Two further well-sized bedrooms are served by a contemporary family bathroom, with additional storage within the apartment.

Ideally located on Warwick Gardens, Durrels House is conveniently positioned for the amenities and transport links of Kensington High Street and Olympia, while the open green spaces of Holland Park are just a short walk away.



ENTRANCE HALL : RECEPTION/DINING ROOM : KITCHEN : 3 BEDROOMS
: BATHROOM : SHOWER ROOM (EN-SUITE) : BALCONY : LIFT : PORTER :
COUNCIL TAX BAND G : EPC RATING D

£1,200,000

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DURRELS HOUSE, WARWICK GARDENS, KENSINGTON, W14

SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

£1,200,000

Lease: 980 Years

Service Charge: £6116.74 Annually Approx

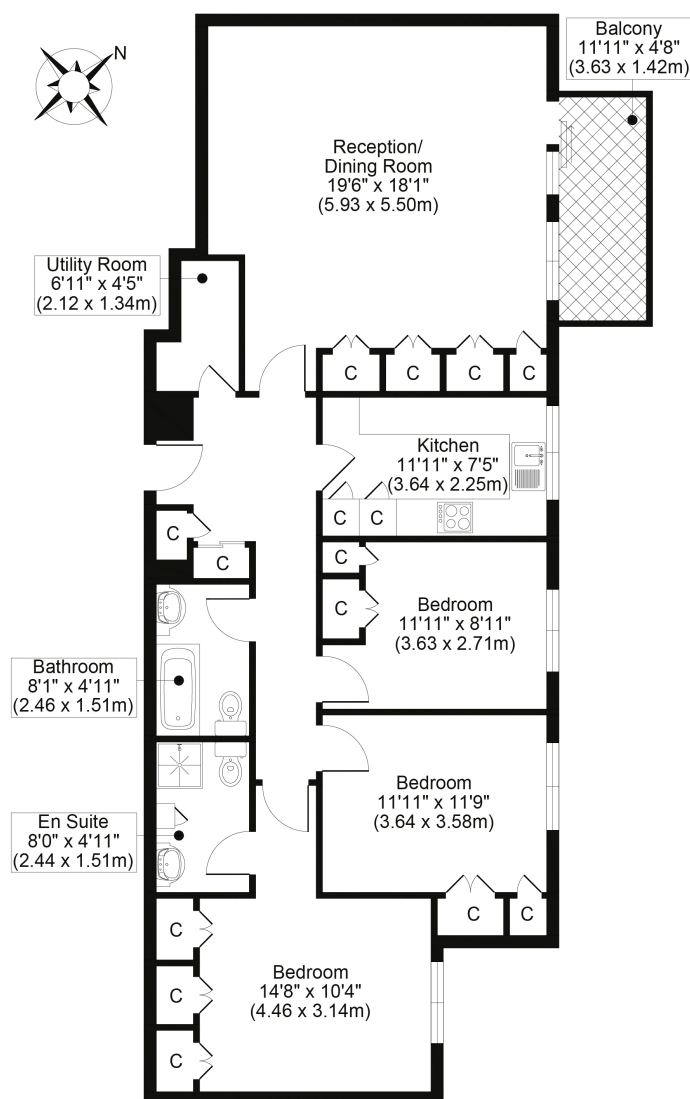
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1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The 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.

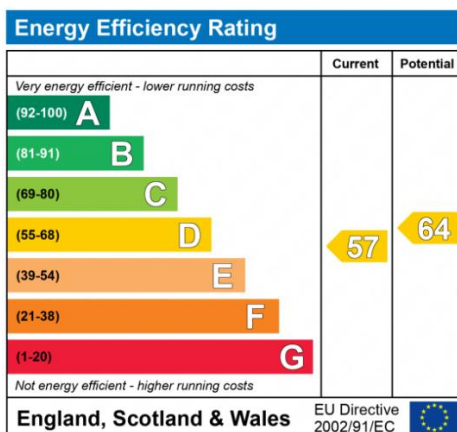


DURRELS HOUSE, WARWICK GARDENS, W14
TOTAL APPROX FLOOR PLAN AREA 1154 SQ.FT (107 SQ.M)
FIRST FLOOR



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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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.