



WEDGEWOOD ESTATES

Residential Sales & Lettings

Tollard House, Kensington High Street, W14

A bright two-bedroom apartment situated on the 3rd floor of this sought-after purpose-built block on Kensington High Street. The property benefits from a bright reception/dining room with French windows opening onto a private balcony, a fully fitted separate kitchen, a principal bedroom with en-suite shower room, a second double bedroom and a family bathroom.

Further benefits include a communal garden, lift and daily caretaker. Additionally, there is a private allocated parking space.

Tollard House is moments from all the amenities of High Street Kensington and its excellent transport links, including easy access to the A4/M4 for Heathrow. The apartment also enjoys a prime position adjacent to the landmark Olympia regeneration project, which is transforming the area into a destination for culture, entertainment, dining and leisure.



ENTRANCE HALL : RECEPTION ROOM : KITCHEN : 2 BEDROOMS : EN-SUITE SHOWER ROOM : BATHROOM : BALCONY : LIFT : PORTER :
ALLOCATED PARKING SPACE : COUNCIL TAX BAND F : LEASE APPROX
970 YEARS : S. CHARGE £5,267 P/A : EPC RATING C

Asking Price £650,000

Tel: 020 7603 7121

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

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £650,000

Lease: 970 Years

Service Charge: £5267 Annually Approx

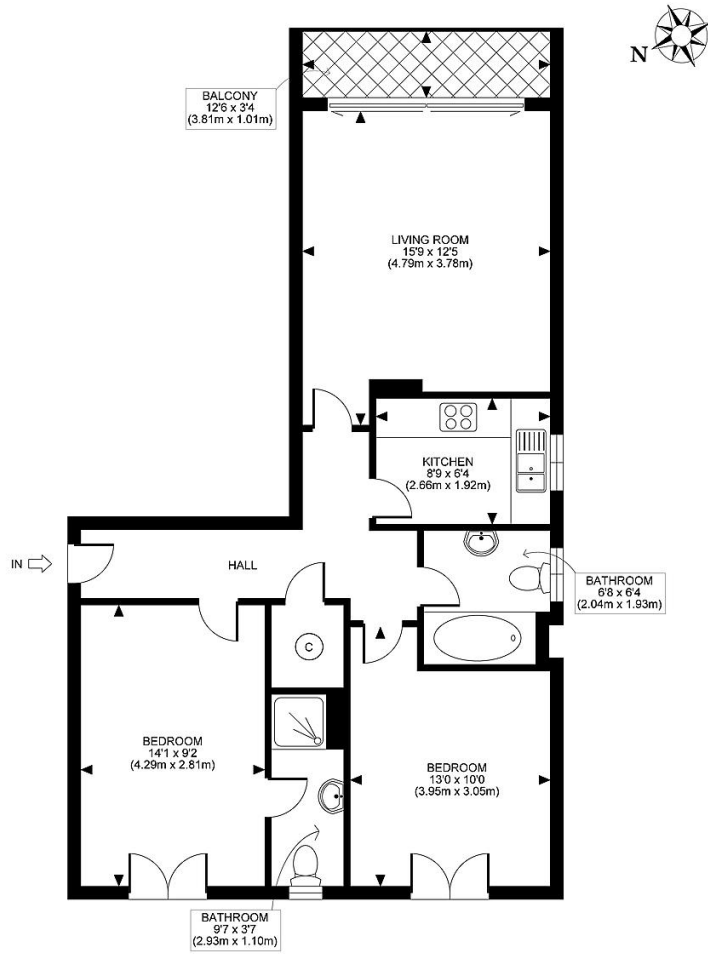
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Wedgewood Estates hereby give notice to anyone reading these particulars that :-

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.



KENSINGTON HIGH STREET, W14
TOTAL APPROX. FLOOR PLAN AREA 677 SQ.FT (63 SQ.M.)
THIRD 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 nor zentuvo
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