



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **Regent House, Windsor Way, Brook Green, W14**

An exceptionally spacious and bright two bedroom apartment, situated on the first floor of a gated, award-winning development in Brook Green. The apartment benefits from excellent entertaining space through a double reception/dining room opening up to a west-facing balcony, separate kitchen, two bedrooms, two contemporary bathrooms (one en-suite) and ample storage space. Additionally, there is an allocated parking space within the underground garage..

Windsor Way is a secure development ideally situated in Brook Green and within easy reach of the shopping and restaurant facilities of Kensington High Street, King Street Hammersmith and Westfield Shopping Centre. Hammersmith and Baron's Court underground stations are close by as is the A4/M4 motorway which offers speedy access to Heathrow Airport.



RECEPTION / DINING ROOM : KITCHEN : 2 BEDROOMS : 2 BATHROOMS  
(1 EN-SUITE) : GUEST WC : BALCONY : 24-HR SECURITY : LIFT :  
ALLOCATED PARKING : LEASE EXP 2110 : S. CHARGE £6,457 PA APPROX  
: GR RENT £220 APPROX : C. TAX BAND G : EPC RATING B

**Asking Price £1,150,000**

**Tel: 020 7603 7121**

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## **Regent House, Windsor Way, Brook Green, W14**

### SUBJECT TO CONTRACT

#### **TERMS:**

TENURE: Leasehold

Asking Price £1,150,000

Lease: 86 Years

Service Charge: £6457 Annually Approx

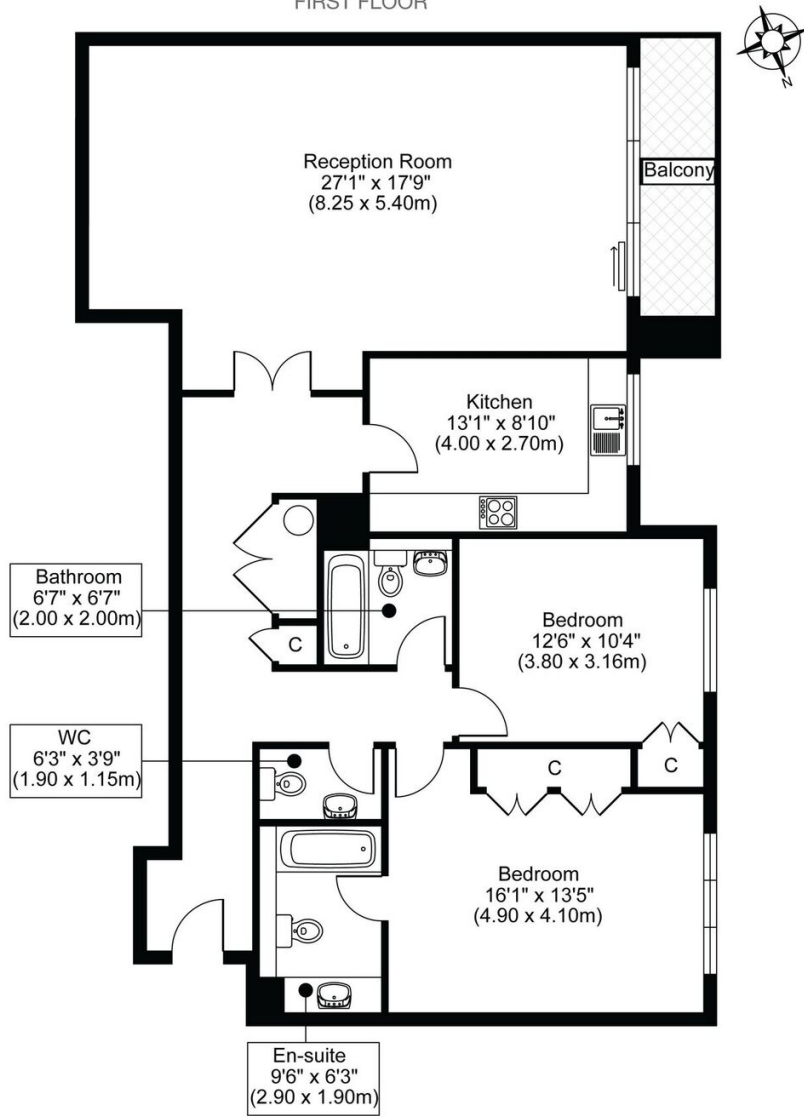
#### **IMPORTANT NOTICE**

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 PLAN AREA 1271 SQ.FT (118 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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