



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **Durrels House, Warwick Gardens, Kensington, W14**

An exceptionally bright and well-presented three bedroom apartment situated on the third floor (with lift) of this portered, sought-after purpose built block. With a long lease (in excess of 900 years) this property benefits from a generous reception/dining room opening up to a private balcony with far reaching easterly views of London, fully-fitted modern kitchen, three double bedrooms, en-suite bathroom and a shower room. It would make a great home, or a rental investment.

Durrels House is conveniently located in the heart of the Royal Borough of Kensington & Chelsea close to the shops and restaurants on Kensington High Street. There is a choice of stations within walking distance including Kensington Olympia, Kensington High Street and Earls Court with easy access to the M4 for Heathrow. It is also within close to the open green spaces of Holland Park.



**ENTRANCE HALL : KITCHEN : RECEPTION / DINING ROOM : THREE  
BEDROOMS WITH BUILT-IN WARDROBES : TWO SHOWER ROOMS (1 EN-  
SUITE) : LIFT : PORTER : COUNCIL TAX BAND G : LEASEHOLD (982 YRS) :  
SERVICE CHARGE £5580 PA APPROX : EPC RATING**

**Asking Price £1,450,000**

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## **Durrels House, Warwick Gardens, Kensington, W14**

### SUBJECT TO CONTRACT

#### **TERMS:**

TENURE: Leasehold

Asking Price £1,450,000

Lease: 982 Years

Service Charge: £5580 Annually Approx

#### **IMPORTANT NOTICE**

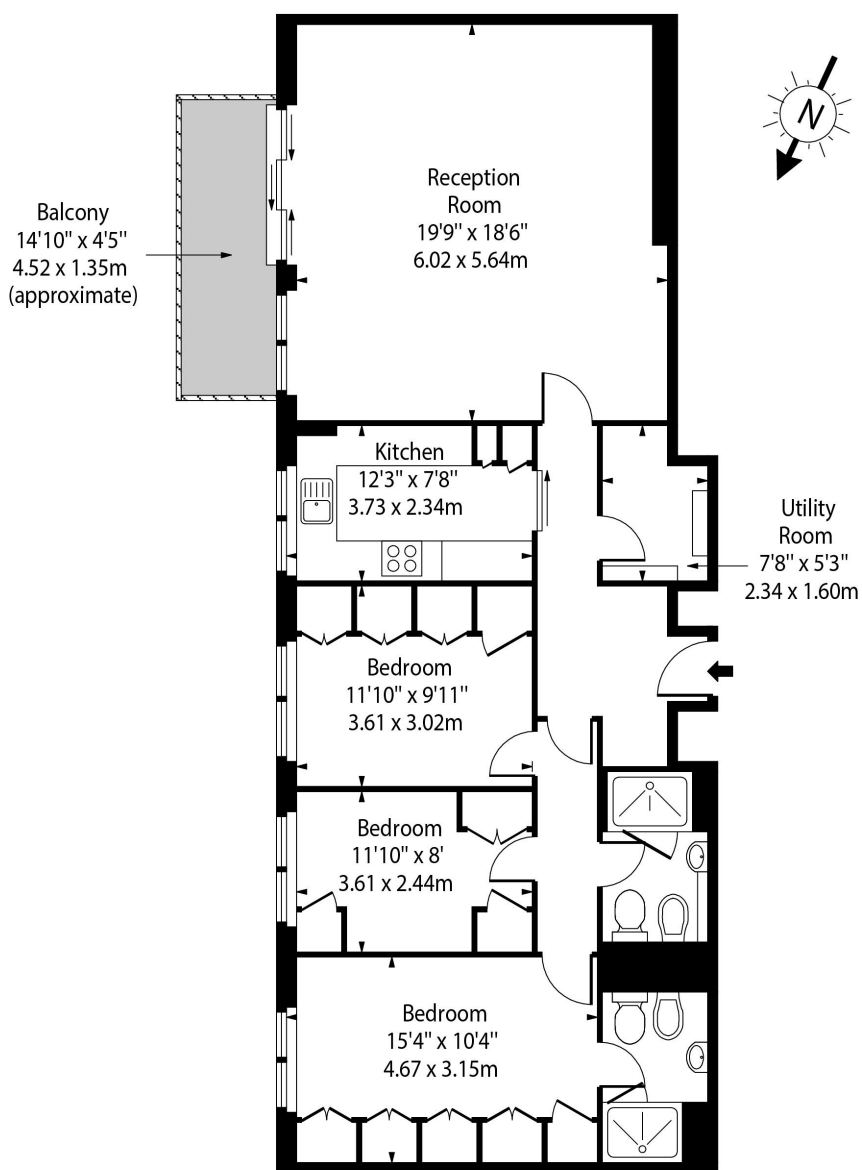
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

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.





Durrels House,  
Warwick Gardens,  
Kensington, W14



Third Floor

Approx Gross Internal Area 1096 Sq Ft - 101.82 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by [www.epixandplans.com](http://www.epixandplans.com) Ref: No.0021

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

