



WEDGEWOOD ESTATES

Residential Sales & Lettings

Kenbrook House, Kensington High Street, W14

An exceptionally bright and spacious three bedroom apartment on the 6th floor (with lift) of this well-maintained, purpose-built block on Kensington High Street. The property features a west-facing reception/ dining room opening up to a balcony with far-reaching views over Earl's Terrace and beyond, eat-in kitchen, master bedroom with en-suite shower room, two further bedrooms, and a separate shower room.

This property has a short lease and professional advice should be taken regarding the extension costs.

Kenbrook House is ideally located for the shopping, entertainment and transport facilities of Kensington High Street with easy access to the West End and the M4 leading to Heathrow Airport. The open green spaces of Holland Park are only a short walk away.



RECEPTION/DINING ROOM : KITCHEN : 3 BEDROOMS : 2 SHOWER
ROOMS (1 EN-SUITE) : BALCONY : LIFT : PORTER : LEASEHOLD (37 YRS)
: COUNCIL TAX BAND G : S. CHARGE C.£6,500 PA CIRCA. : GR RENT
C.£95 PA : EPC RATING

Asking Price £1,100,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £1,100,000

Lease: 37 Years

Service Charge: £6500 Annually Approx

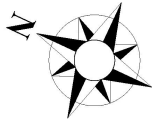
IMPORTANT NOTICE

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

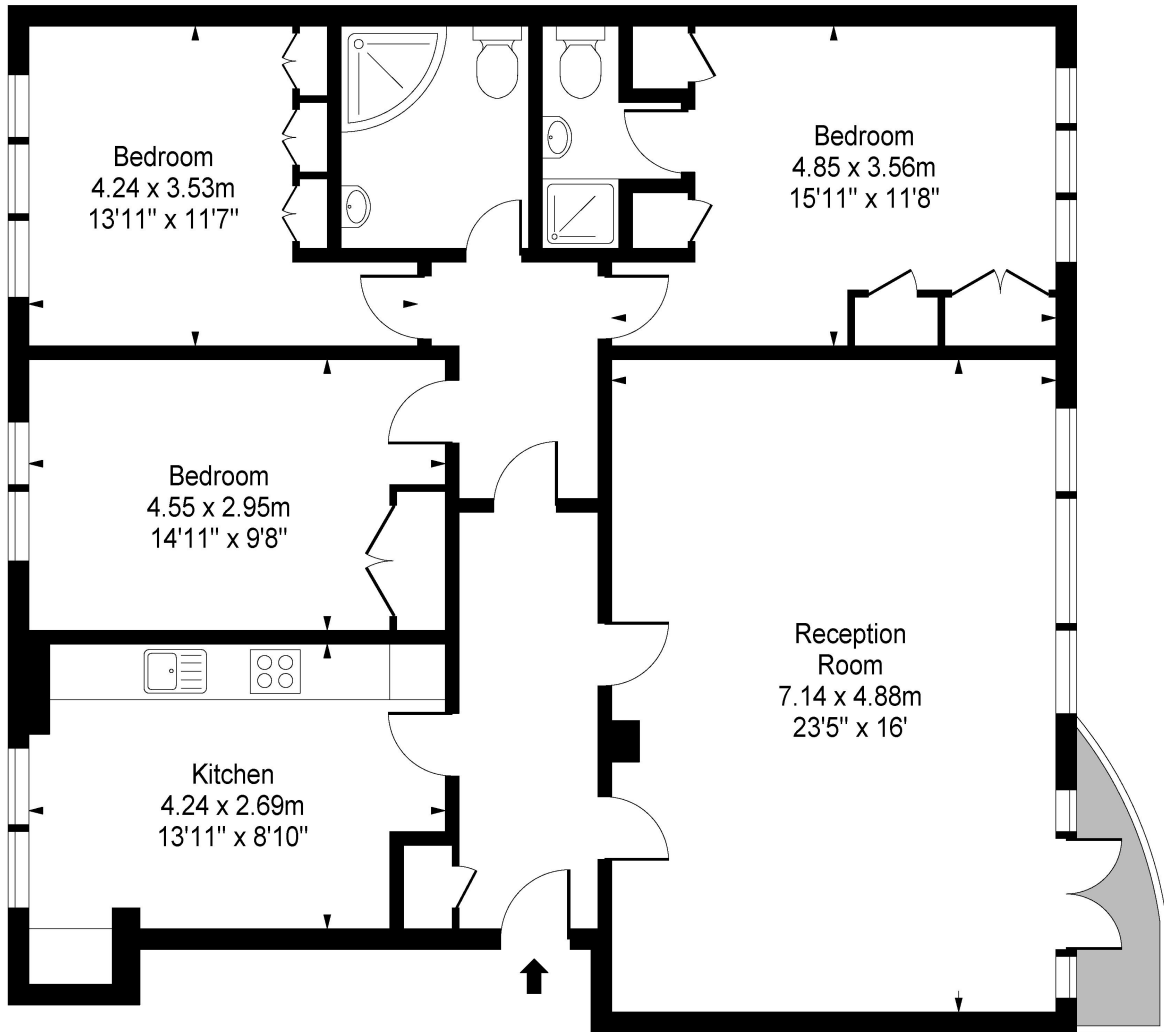
1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property.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







Kenbrook House W14



Sixth Floor

Approx Gross Internal Area

1256 Sq Ft - 116.72 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy
However all measurements are approximate.

The floor plan is illustrative purposes only and is not to scale

