



WEDGEWOOD ESTATES

Residential Sales & Lettings

Freehold House in Warwick Gardens, Kensington, W14

A magnificent white-stucco semi-detached freehold house with generous front and rear gardens nestled in the heart of Kensington just minutes away from the open green spaces of Holland Park. With accommodation arranged over four floors, this stunning property combines contemporary elegance with timeless charm and offers an abundance of living space. A modern kitchen with a central island and dining room are situated on the lower ground floor opening up to the leafy rear garden which benefits from a paved area for outdoor dining. On the raised ground floor, upon entering the house is a welcoming entrance hall with high ceilings leading to the two reception rooms which occupy the entire depth of the house with double-aspect from the front and rear windows. The first floor boasts a spacious master bedroom with a large en-suite bathroom, walk in wardrobe and an office. Further, there are two additional double bedrooms and a contemporary family bathroom on the second floor.



**ENTRANCE HALL : 2 RECEPTION ROOMS : KITCHEN : DINING ROOM :
MASTER BEDROOM WITH EN-SUITE BATHROOM AND WALK-IN
WARDROBE : OFFICE : 3 FURTHER BEDROOMS : 2 SHOWER ROOMS : 2
BALCONIES : FRONT & REAR GARDENS : EPC RATING E**

Asking Price £4,500,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Freehold

Asking Price £4,500,000

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.



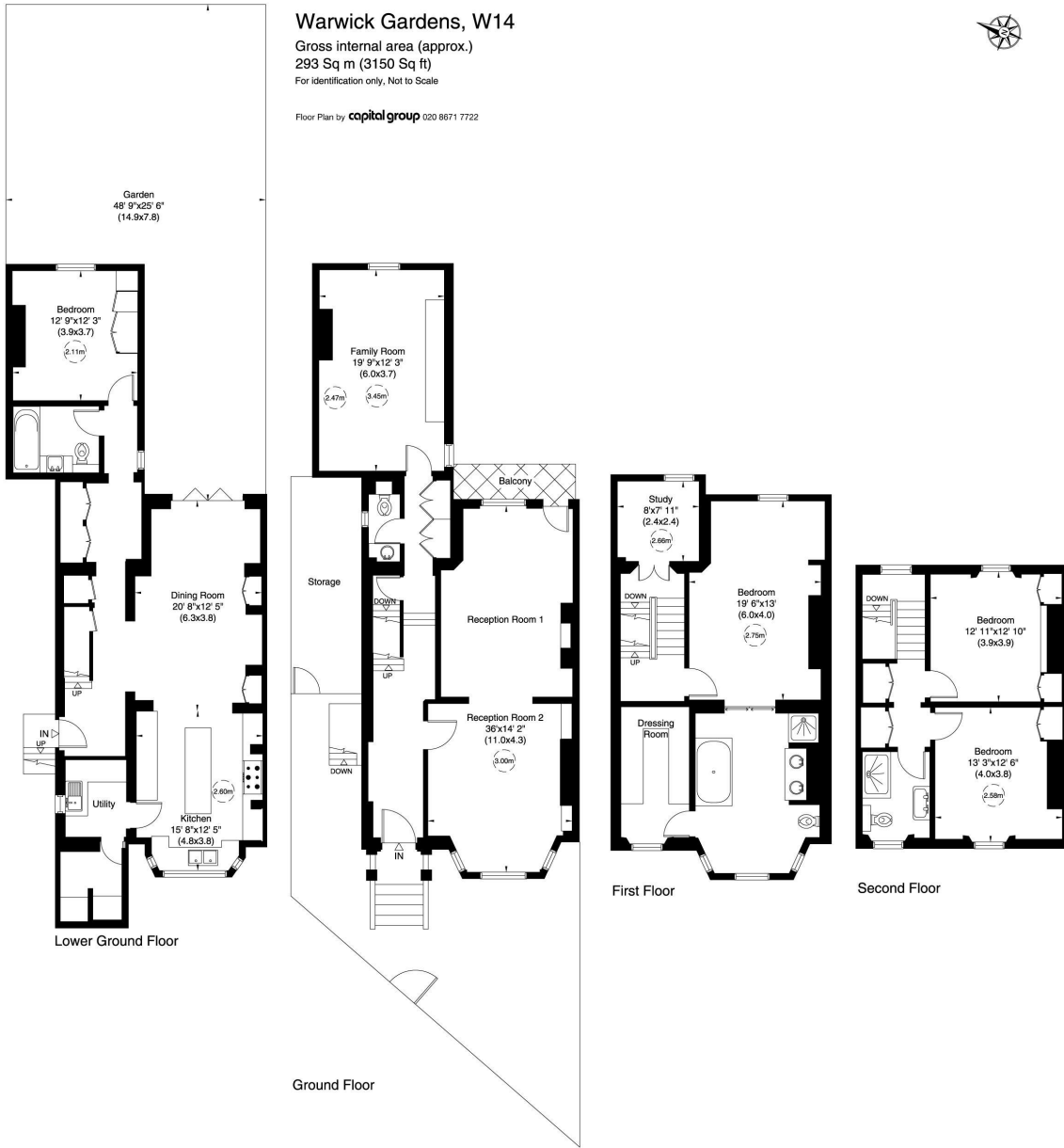
Warwick Gardens, W14

Gross internal area (approx.)

293 Sq m (3150 Sq ft)

For identification only. Not to Scale

Floor Plan by **capital group** 020 8671 7722



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		73
55-68 D		
39-54 E	46	
21-38 F		
1-20 G		
Not energy efficient - Higher running costs		

England & Wales

EU Directive
2002/91/EC

