



WEDGEWOOD ESTATES

Residential Sales & Lettings

West Pembroke Court, Kensington, W8

A delightful one-bedroom apartment on the ground floor, with outside patio, of this secluded, small purpose-built block just moments from Kensington High Street. This rare -to-the-market property consists of a double bedroom with excellent cupboard space, a bathroom, good size reception room with separate kitchen and a dining area leading to the leafy patio.

This property, now in need of some modernisation, could be a super apartment to live in, or an ideally situated London pied-a-terre, being within a few minutes' walk of the open green spaces of Holland Park and the many restaurant and shopping amenities of Kensington High Street as well as an excellent bus and underground hub to all areas of the capital and beyond. Lease in excess of 900years plus Share of Freehold with Management Directorship.



RECEPTION ROOM : DINING AREA : KITCHEN : DOUBLE BEDROOM :
BATHROOM : PATIO : DAY CARETAKER : S CHARGE £1680PA APPROX
INC RESERVE FUND : LEASE EXP 2999 + SOF : GR RENT £50 PA APPROX
: COUNCIL TAX BAND F : EPC RATING F

Asking Price £795,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £795,000

Lease: 975 Years

IMPORTANT NOTICE

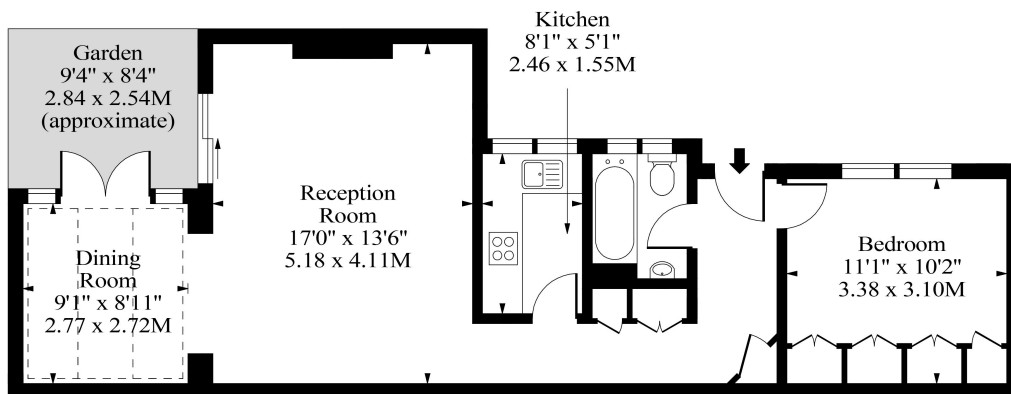
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

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.





West Pembroke Court, Pembroke Place, London, W8



Ground Floor

Approx Gross Internal Area 594 Sq Ft - 55.18 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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		
55-68 D		64
39-54 E		
21-38 F	28	
1-20 G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC

