



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **Oakwood Court, Abbotsbury Road, Kensington, W14**

An exceptionally spacious (2,650 SqFt) and bright lateral apartment situated on the sixth floor (with lift) of this well-run portered red brick mansion block. The property comes with a lock-up Garage and accommodates a large double reception room opening onto a juliette balcony with far reaching views, second reception / dining room, fully-fitted kitchen, five bedrooms (4 double and 1 single) and three bath / shower rooms. Further benefits include ample storage, 24-hour portorage and access to a leafy communal garden.

Oakwood Court is located in one of the Royal Borough's leafiest neighbourhoods on the West Side of Holland Park, benefitting from all of the shopping, entertainment, school and transport facilities of Kensington and Chelsea.



2 RECEPTION / DINING ROOMS : KITCHEN : 5 BEDROOMS : 3 BATH /  
SHOWER ROOMS : LOCK-UP GARAGE : LIFT : PORTER : LEASEHOLD 50  
YRS APPROX (EXP 2074) : S. CHARGE: £12,259.92 P/A APPROX. :  
RESERVE FUND: £2,042.80 P/A APPROX. : GROUND RENT: £200.00 P/A A

**Asking Price £2,500,000**

**Tel: 020 7603 7121**

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## Oakwood Court, Abbotsbury Road, Kensington, W14

### SUBJECT TO CONTRACT

#### **TERMS:**

TENURE: Leasehold

Asking Price £2,500,000

Lease: 50 Years

Service Charge: £12259.92 Annually Approx

#### **IMPORTANT NOTICE**

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

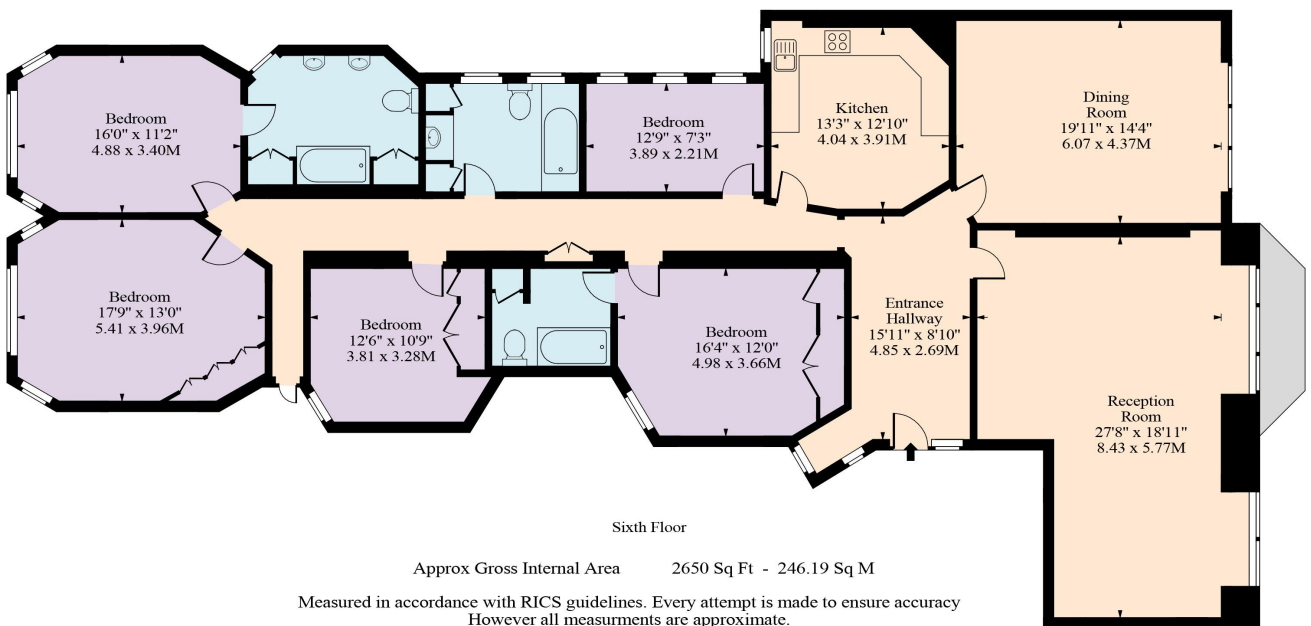
1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property.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







## Oakwood Court, W14



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 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		77
55-68 <b>D</b>		
39-54 <b>E</b>	44	
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	