



WEDGEWOOD ESTATES

Residential Sales & Lettings

Monckton Court, Strangways Terrace, Kensington, W14

A delightful, well-proportioned two bedroom apartment in Monckton Court, a much sought-after purpose-built block in Kensington, with resident porter. This property, situated on the second floor, with lift, offers a spacious reception/dining room with balcony and a wonderful, tranquil leafy outlook. There is a separate kitchen with breakfast bar and utility cupboard, master bedroom with en-suite bathroom, single bedroom and shower room.

Additionally, there is a lock-up garage as well as off-street parking on a first-come, first-served basis.

Monckton Court is conveniently located a few moments walk to Kensington High Street, with all its shopping and restaurant facilities and with easy access to the M4 for Heathrow Airport. There is a choice of underground stations and an excellent bus service to all parts of the capital.

The green open spaces of Holland Park are just a short stroll away.



RECEPTION/DINING ROOM : BALCONY : KITCHEN : MASTER BEDROOM :
EN-SUITE BATHROOM : SINGLE BEDROOM : SHOWER ROOM : COUNCIL
TAX BAND G : LEASEHOLD (125 YRS) : SERVICE CHARGE £7000 PA
APPROX : LIFT : PORTER : LOCK-UP GARAGE : EPC RATING C

Asking Price £1,375,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £1,375,000

Lease: 125 Years

Service Charge: £7000 Annually Approx

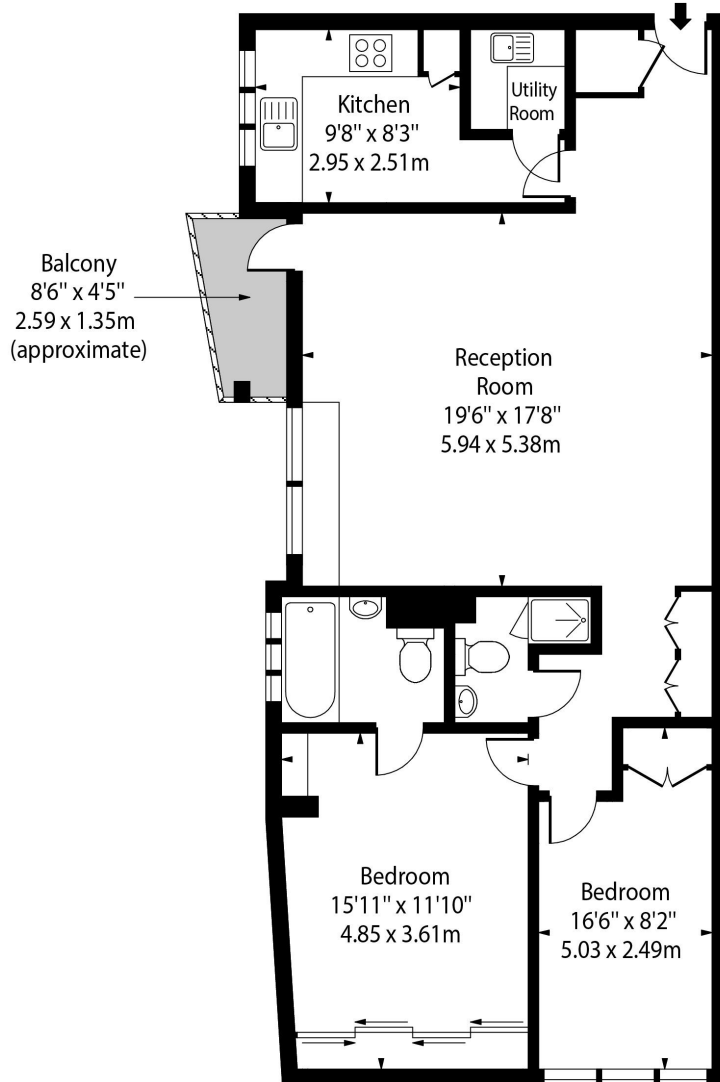
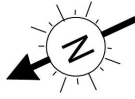
IMPORTANT NOTICE

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.



Monckton Court,
Strangways Terrace, W14



Second Floor

Approx Gross Internal Area 1002 Sq Ft - 93.09 Sq M

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		81
69-80 C	76	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - Higher running costs		

England & Wales

EU Directive
2002/91/EC

