



WEDGEWOOD ESTATES

Residential Sales & Lettings

Thomas Earle House, Warwick Lane, Kensington, W14

A bright and luxurious 3 bedroom apartment situated on the first floor (with lift) of one of London's most opulent new developments in Kensington with underground Parking. The property boasts a generous, open plan reception/ dining room with French doors opening up to a private Balcony, master bedroom with built-in wardrobes and an en-suite bath & shower room, 2 further bedrooms and 2 shower rooms. There are floor-to ceiling windows throughout providing excellent natural light into the property whilst all the bath/shower rooms have been designed to a high specification with a marble finish. Further benefits of the Development include a swimming pool, sauna, steam room, treatment rooms, gym, cinema, business suite & boardroom and 24 hour concierge service.

Kensington High Street is conveniently located for shops, cafe's, restaurants, supermarkets, banks and excellent public transport facilities. The open green spaces of Holland Park are just minutes away.



RECEPTION/ DINING ROOM : KITCHEN : 3 BEDROOMS : EN-SUITE
BATH/SHOWER ROOM : 2 SHOWER ROOMS : BALCONY : LIFT :
CONCIERGE : LEISURE FACILITIES : COUNCIL TAX BAND H : LEASE EXP
3013 : S. CHARGE £13,000 P/A : G. RENT £1,000 P/A : EPC RATING B

Asking Price £3,300,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £3,300,000

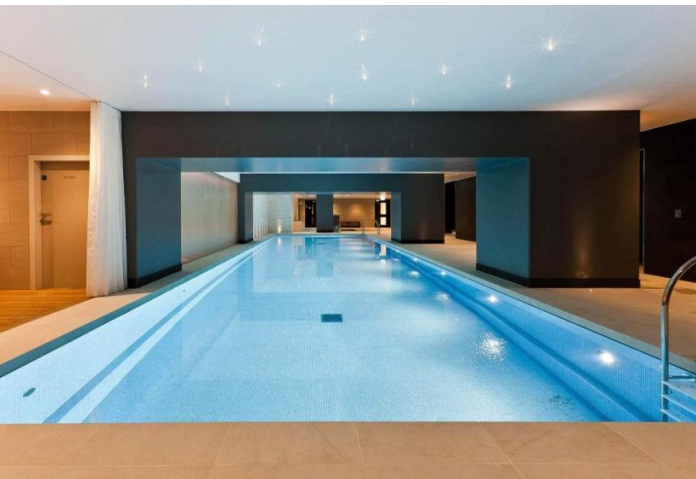
Lease: 989 Years

Service Charge: £13000 Annually Approx

IMPORTANT NOTICE

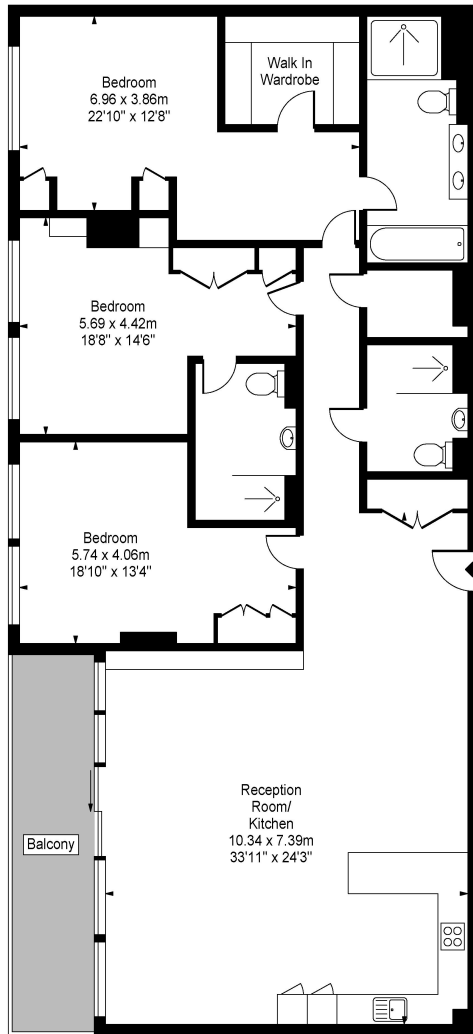
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

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.






Warwick Lane W14



First Floor

Approx Gross Internal Area 1878 Sq Ft - 174.53 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		90	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.