



WEDGEWOOD ESTATES

Residential Sales & Lettings

Sandringham House, Windsor Way, Brook Green, W14

A bright two bedroom and two bathroom apartment with parking quietly situated on the ground floor of this immaculately cared-for, gated and secure residential development. The property accommodates an airy reception / dining room, open plan kitchen, two double bedrooms each with an en-suite bathroom and a separate guest cloakroom. Further benefits include an allocated underground parking space, 24-hour porter and a lift.

Windsor Way is an award-winning, gated, secure development quietly situated in Brook Green, well-managed and maintained with a high level of 24-hour security. It is ideally placed for the green spaces of Brook Green as well as entertainment facilities of Kensington High Street, King Street Hammersmith and Westfield Shopping Centre. Hammersmith and Baron's Court underground stations are close by and the A4/M4 motorway offers speedy access to Heathrow Airport.



RECEPTION / DINING ROOM : 2 BEDROOMS : BATHROOM : SHOWER
ROOM : GUEST WC : ALLOCATED PARKING : 24-HR SECURITY : LIFT :
LEASEHOLD (176 YRS APPROX) : S. CHARGE £3,348.00 P/A APPROX. :
EPC RATING C

Asking Price £795,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £795,000

Lease: 176 Years

Service Charge: £3348 Annually Approx

IMPORTANT NOTICE

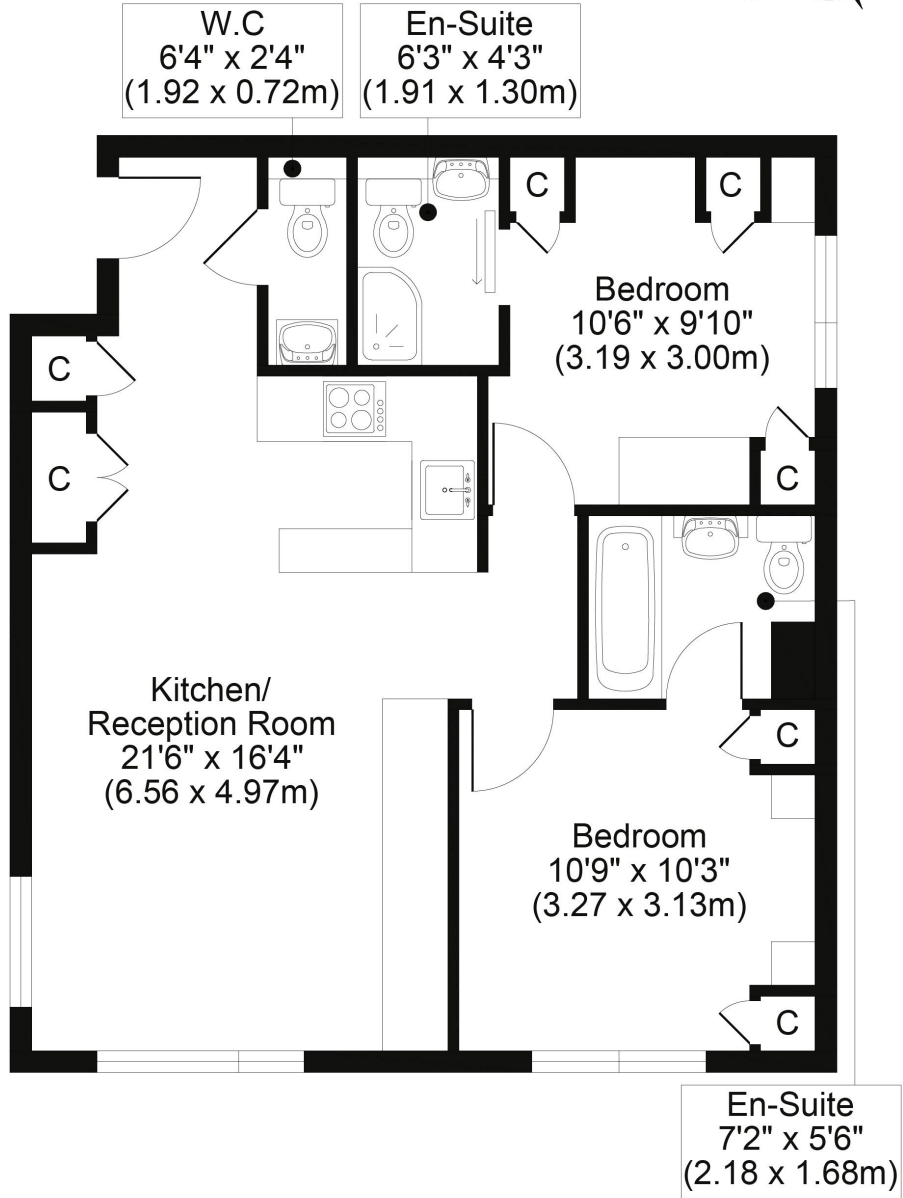
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

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.





SANDRINGHAM HOUSE, WINDSOR WAY, W14
TOTAL APPROX FLOOR PLAN AREA 635 SQ.FT (59 SQ.M)
GROUND FLOOR



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C	73	76
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	