



WEDGEWOOD ESTATES

Residential Sales & Lettings

Rushmore House, Russell Road, Kensington, W14

A bright and spacious (956 SqFt) two bedroom apartment situated on the third floor (with lift) of this well-maintained, secure development in Kensington. The property comprises a generous reception/dining room opening onto a south-facing balcony, fully-integrated eat-in kitchen, master bedroom with an en-suite shower room, second double bedroom and a family bathroom. It also benefits from an allocated secure parking space and a daytime porter.

Rushmore House is conveniently situated at the Western end of Kensington High Street close to the new cultural centre at Kensington Olympia. It is within easy walking distance or a short bus-ride to the entertainment, shopping and transport links of both High Street Kensington and Hammersmith.



RECEPTION / DINING ROOM : KITCHEN : 2 BEDROOMS : 2 BATH /
SHOWER ROOMS : ALLOCATED PARKING : PORTER : LIFT : LEASE EXP
2996 : S. CHARGE £4,396 P/A APPROX : G. RENT £526 P/A APPROX : EPC
RATING C

Asking Price £799,950

Tel: 020 7603 7121

296 Kensington High Street, London W14 8NZ Fax: 020 7603 8065
sales@wedgewoodestates.co.uk rentals@wedgewoodestates.co.uk

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £799,950

Lease: 972 Years

Service Charge: £4396 Annually Approx

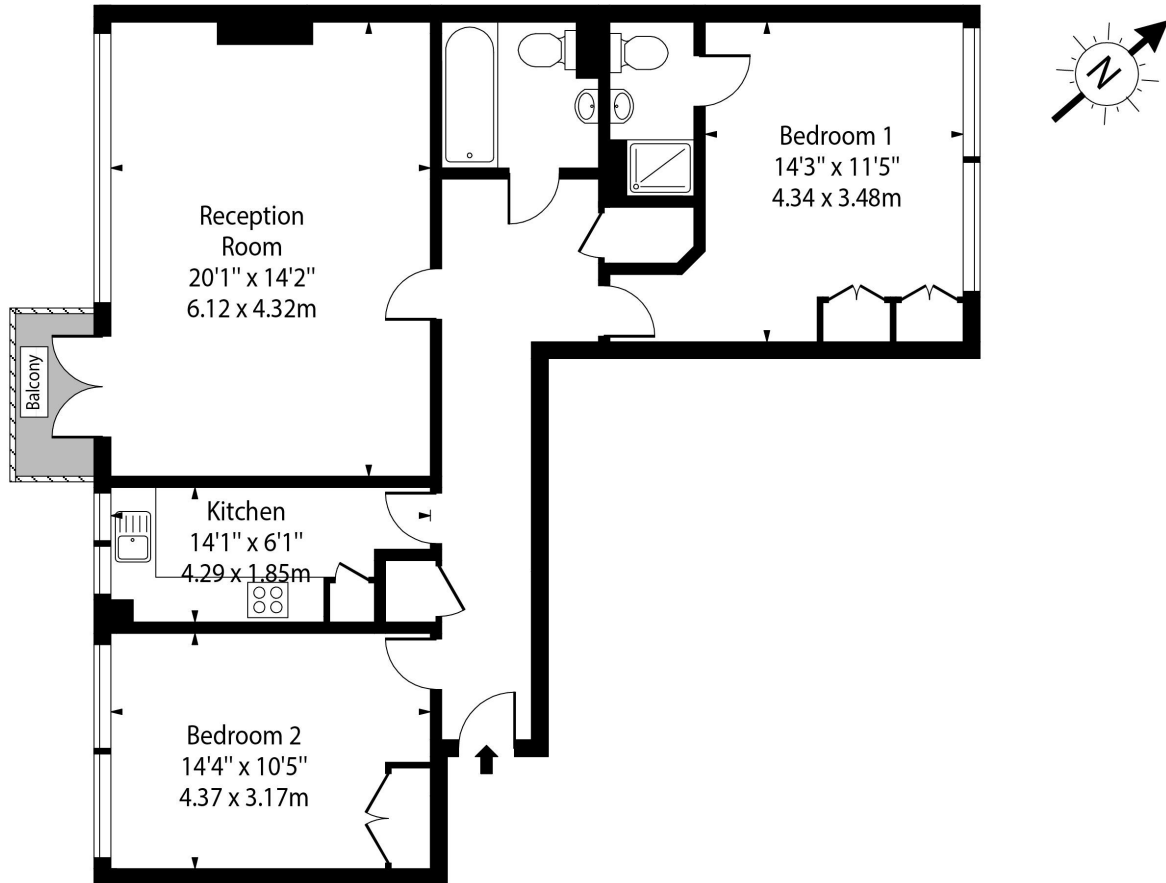
IMPORTANT NOTICE

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.



Rushmore House,
Russell Road,
Kensington, W14



Third Floor

Approx Gross Internal Area 956 Sq Ft - 88.81 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	75	
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

