



WEDGEWOOD ESTATES

Residential Sales & Lettings

Warren House, Beckford Close, Kensington, W14

A bright, spacious (1010 sq ft) and contemporary two bedroom apartment situated on the 2nd Floor (with lift) of a secure, purpose-built block in Kensington. The property boasts a bright reception room opening up to a private balcony, separate fully-fitted kitchen, master bedroom with an en-suite shower room, second bedroom, family bathroom and utility room. Further benefits include underground allocated parking space, 24-hour portage and a gym.

Warren House is ideally situated close to the shopping, entertainment and transport facilities of Kensington High Street and Earl's Court. Holland Park is also nearby with its gardens, children's play facilities, sports areas and large areas of woodland.



RECEPTION / DINING ROOM : KITCHEN : 2 BEDROOMS : SHOWER ROOM
: BATHROOM : UTILITY ROOM : BALCONY : PORTER : LIFT : PARKING :
LEASEHOLD (975 YRS) : S. CHARGE £7,369 P/A APPROX : GR. RENT £175
P/A APPROX : COUNCIL TAX (G) : EPC RATING B

Asking Price £850,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £850,000

Lease: 975 Years

Service Charge: £7369 Annually Approx

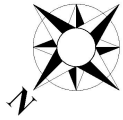
IMPORTANT NOTICE

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

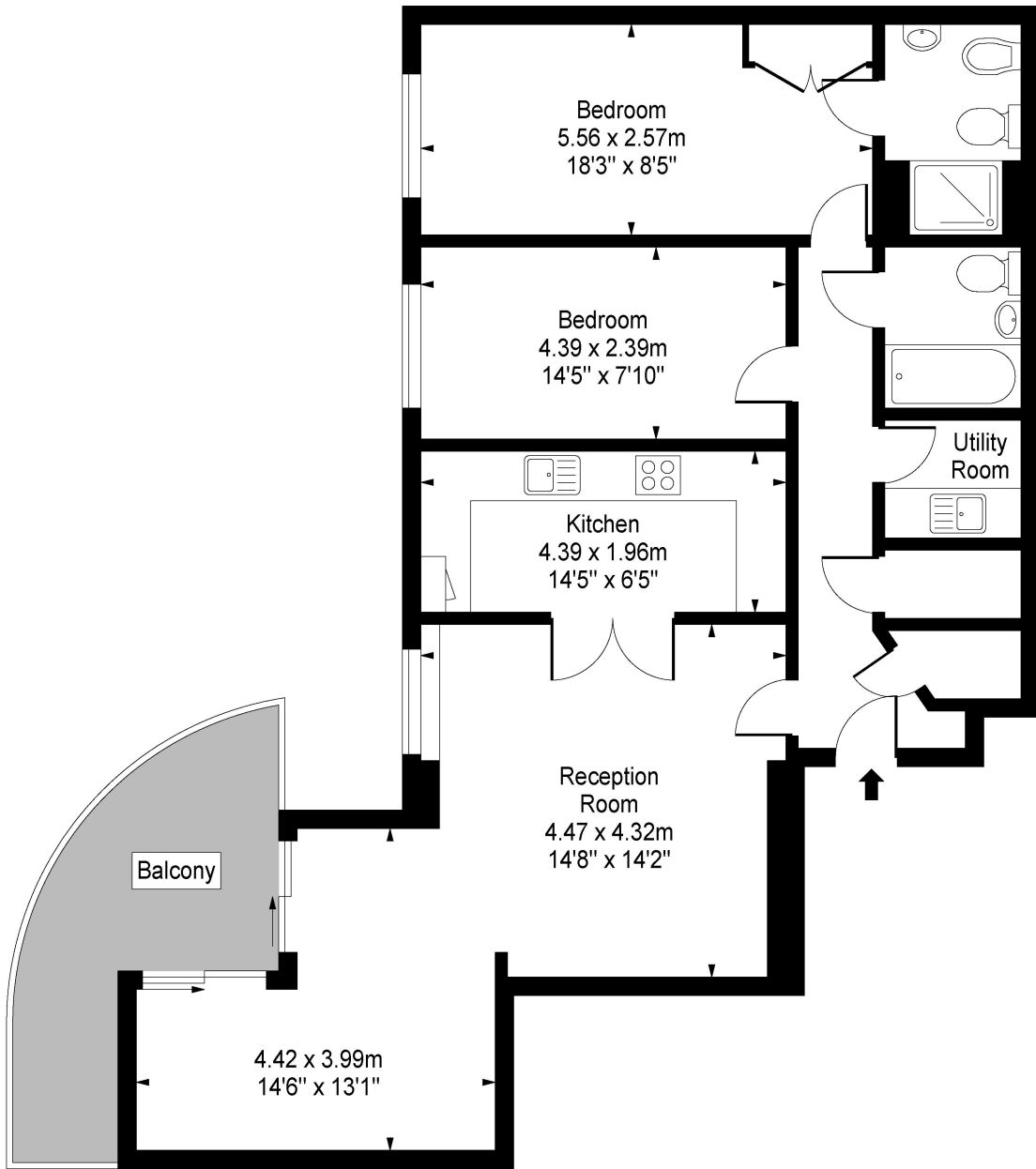
1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property.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







Beckford House W14



Second Floor

Approx Gross Internal Area

1010 Sq Ft - 93.86 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
Very energy efficient - lower running costs		
92-100 A		
81-91 B	81	81
69-80 C		
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

