



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **Kenton Court, Kensington High Street, W14**

A well-proportioned one double bedroom apartment on the fourth floor (with lift) of this popular portered block on Kensington High Street. Situated quietly to the rear, the property benefits from a bright reception/ dining room, fully-integrated kitchen, double bedroom with built-in wardrobes, a separate family bathroom, wooden floors and ample storage.

Kenton Court is ideally located for all amenities of the Royal Borough with easy access to the West End and Heathrow Airport via M4. The open green spaces of Holland Park are a short walk away.



ENTRANCE HALL : RECEPTION / DINING ROOM : KITCHEN : DOUBLE  
BEDROOM : BATHROOM : PORTER : LIFT : LEASEHOLD (EXP 2126) : S.  
CHARGE £5,500 P/AAPPEOX. - INCLUDING HEATING & H/W : G. RENT £35  
P/AAPPROX. : EPC RATING C

**Asking Price £419,950**

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## **Kenton Court, Kensington High Street, W14**

### SUBJECT TO CONTRACT

#### **TERMS:**

TENURE: Leasehold

Asking Price £419,950

Lease: 101 Years

Service Charge: £5500 Annually Approx

#### **IMPORTANT NOTICE**

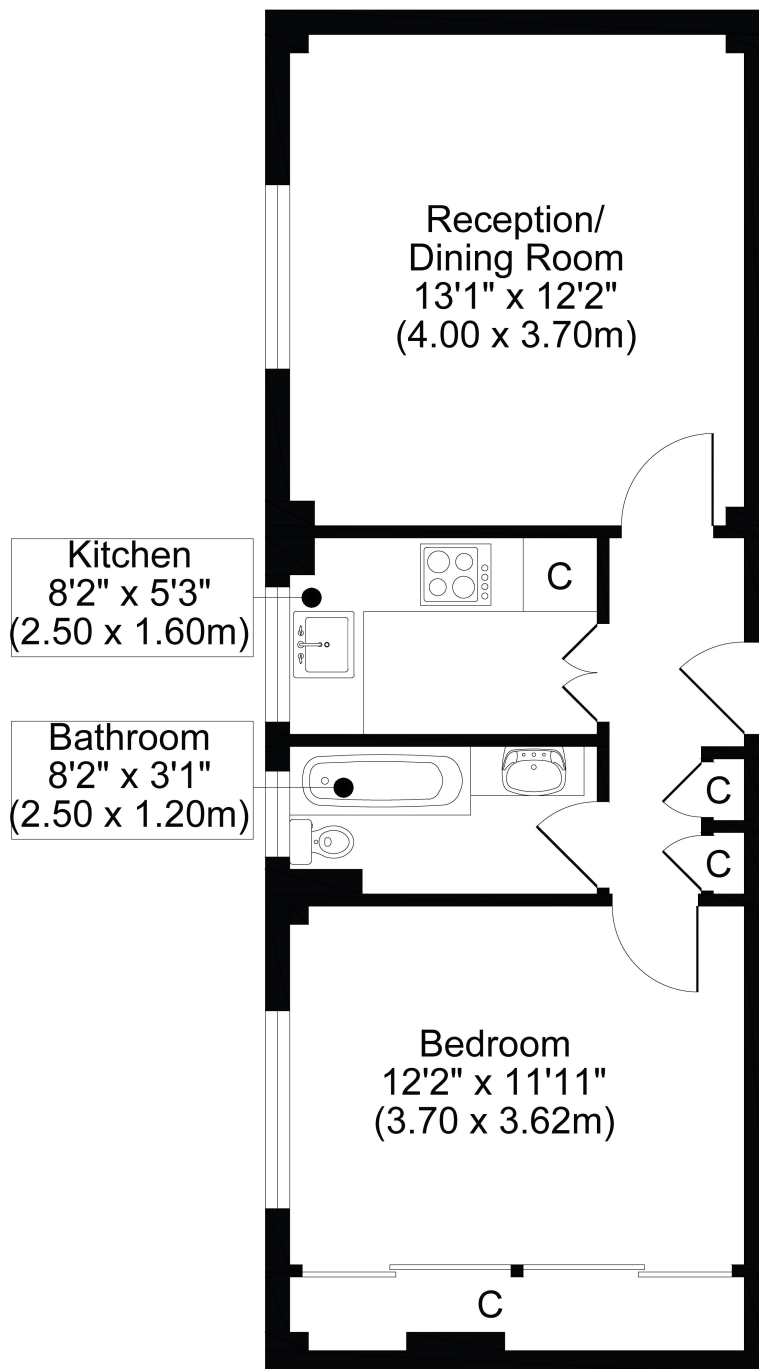
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

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.





KENTON COURT, W14  
TOTAL APPROX FLOOR PLAN AREA 454 SQ.FT (42 SQ.M)  
FOURTH 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> <div>92-100 <b>A</b></div> <div>81-91 <b>B</b></div> <div>69-80 <b>C</b></div> <div>55-68 <b>D</b></div> <div>39-54 <b>E</b></div> <div>21-38 <b>F</b></div> <div>1-20 <b>G</b></div>	<div>71</div>	<div>78</div>
<i>Not energy efficient - higher running costs</i> <b>England &amp; Wales</b>	EU Directive 2002/91/EC	