



WEDGEWOOD ESTATES

Residential Sales & Lettings

Lord Kensington House, 375 Kensington High Street, W14

An exceptional, bright and spacious (1036 Sq/Ft) two bedroom apartment situated on the 8th floor of one of London's most opulent Developments in Kensington with underground parking. The property benefits from a generous reception / dining room with french doors leading onto a balcony with views over the communal garden, modern kitchen, master bedroom with an en-suite shower, second double bedroom and a separate family shower room. Discerning occupants will find everything they require to enhance their lifestyle with a swimming pool, sauna, steam room, treatment rooms, gym, cinema, business suite & boardroom and 24-hour concierge service.

Kensington High Street location could not be more convenient with a wealth of shops, cafés, restaurants, supermarkets, banks and excellent public transport facilities. The open spaces of Holland Park are just a short stroll from the development.



RECEPTION / DINING ROOM : KITCHEN : 2 BEDROOMS : 2 SHOWER
ROOMS : BALCONY : LIFT : PARKING : 24-HR CONCIERGE : LEASEHOLD
(986 YRS APPROX.) : S. CHARGE APPROX. £12,390.38 INCLUDING R.F :
G. RENT £970.02 P/A APPROX. : EPC RATING B

Asking Price £1,800,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £1,800,000

Lease: 986 Years

Service Charge: £12390.38 Annually Approx

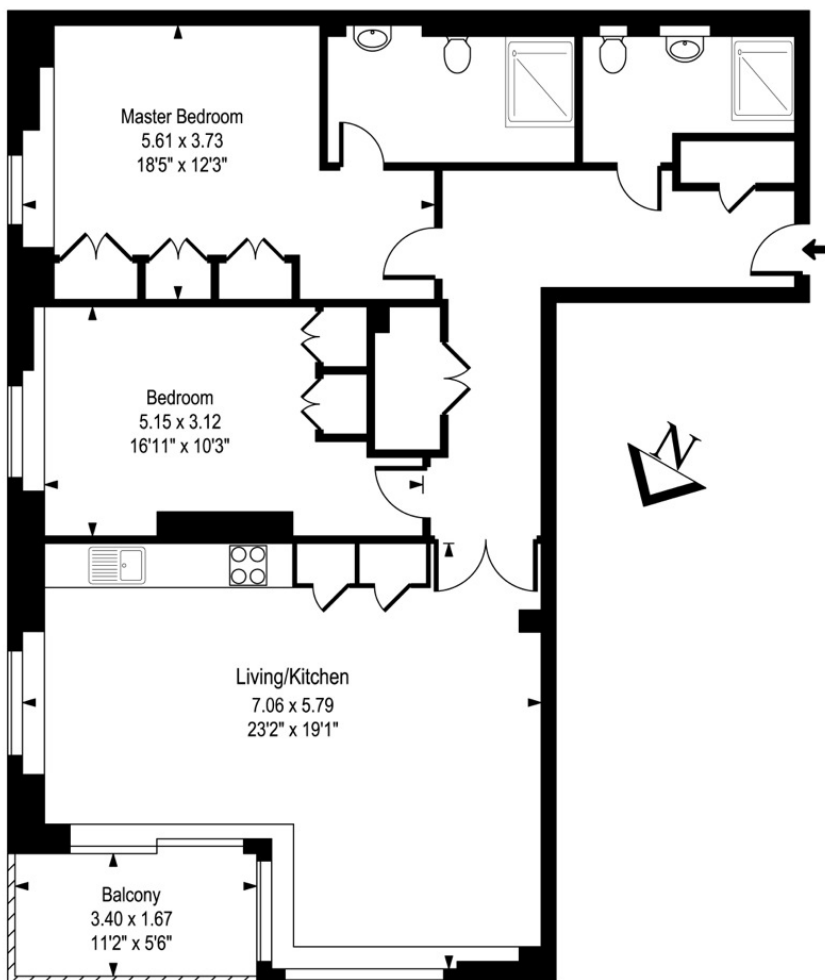
IMPORTANT NOTICE

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.



LORD KENSINGTON HOUSE **KENSINGTON HIGH STREET, W14**



Eighth Floor

Approx Gross Internal Area 1036 Sq Ft - 96.28 Sq M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B	82	82
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	