



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **Oakwood Court, Abbotsbury Road, Kensington, W14**

An exceptionally bright and spacious (1,507 SqFt ) two/ three bedroom family apartment, situated on the 4th Floor of this prestigious, portered red brick mansion block, moments from the open spaces of Holland Park. The property comprises a south-facing reception room, second reception room / third occasional bedroom, eat-in kitchen, master bedroom with built-in wardrobes and en-suite shower room, second bedroom and a separate family bathroom. The apartment is presented in an excellent order and benefits from wooden floors and views towards the leafy communal gardens.

Heating & hot water are included in Service Charge.

Oakwood Court is a secure 24-hour portered well-run mansion block situated moments away from the excellent shopping, entertainment and transport facilities of Kensington High Street and a short stroll away from the open green spaces of vibrant Holland Park.



RECEPTION / DINING ROOM : KITCHEN : 2 BEDROOMS : FAMILY ROOM /  
3RD BEDROOM : 2 BATH / SHOWER ROOMS (1 EN-SUITE) : LIFT :  
PORTER : COMMUNAL GARDEN : C. TAX BAND G : LEASE EXP 2994 : S.  
CHARGE £11,116 P/A APPROX. : EPC RATING C

**Asking Price £1,995,000**

**Tel: 020 7603 7121**

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

## Oakwood Court, Abbotsbury Road, Kensington, W14

### SUBJECT TO CONTRACT

#### **TERMS:**

TENURE: Leasehold

Asking Price £1,995,000

Lease: 970 Years

Service Charge: £11116 Annually Approx

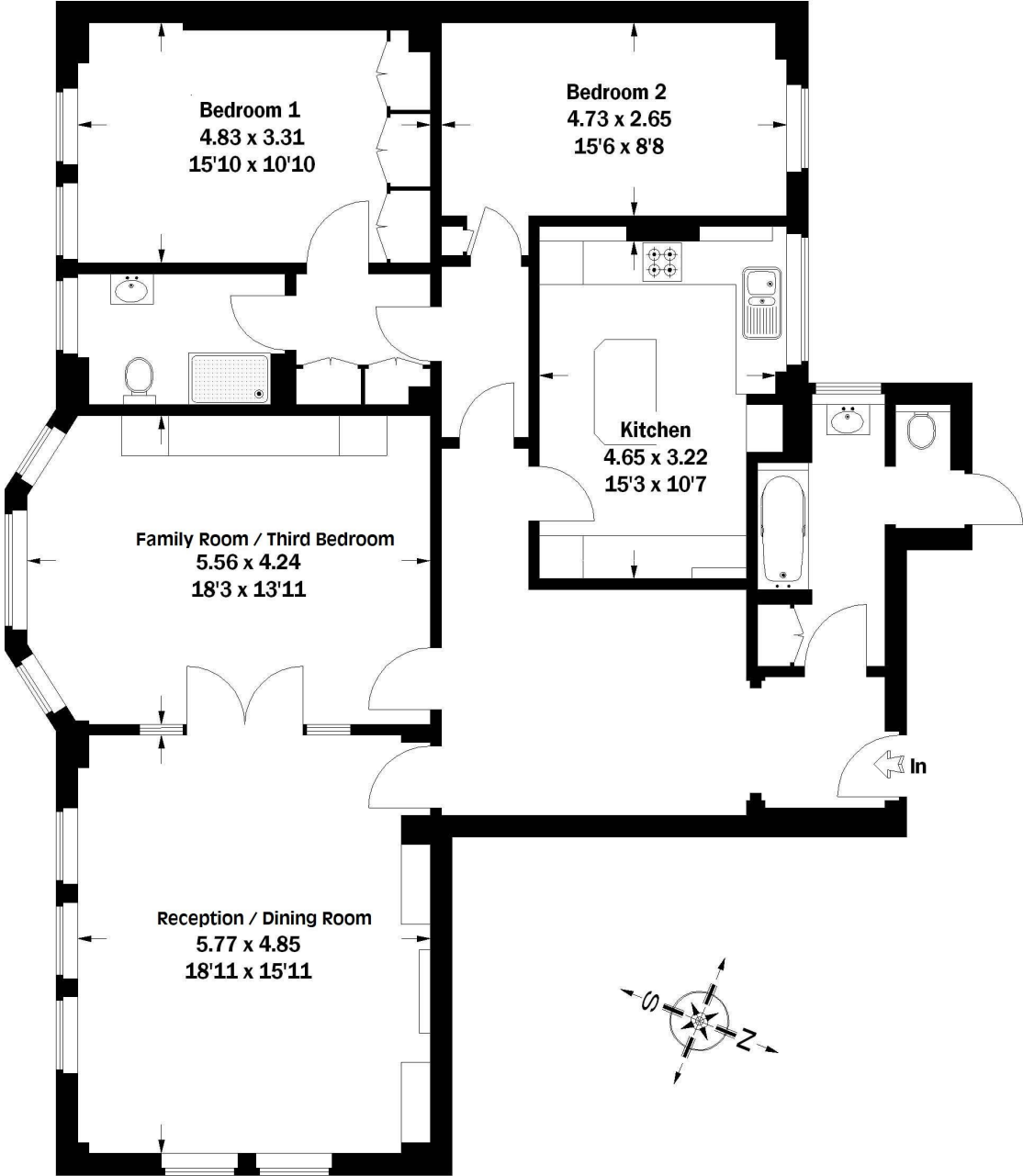
#### **IMPORTANT NOTICE**

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.



Approximate Gross Internal Area :- 140 sq m / 1507 sq ft



Fourth Floor

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		85
69-80 <b>C</b>	73	
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	