



WEDGEWOOD ESTATES

Residential Sales & Lettings

Oakwood Court, Abbotsbury Road, Kensington, W14

An exceptionally bright and spacious (2,453 SqFt) lateral apartment situated on the fifth floor (with lift) of this elegant and highly regarded mansion block in the heart of Kensington. This contemporary property occupies one of the favoured positions in Oakwood Court with South-facing views over the communal garden and comprises; generous reception room/s opening up to a balcony, eat-in kitchen, four bedrooms, three en-suite bath/ shower rooms and a separate family bathroom. Further benefits include wood flooring, ample storage, 24 hour uniformed porter, communal heating and hot water and views over leafy well maintained communal gardens.

Oakwood Court is a secure 24-hour portered mansion block moments from the open spaces of Holland Park and close to the excellent shopping, entertainment and transport facilities of both Kensington High Street and Holland Park Avenue.



DOUBLE RECEPTION ROOM/S : EAT-IN KITCHEN : 4 BEDROOMS : 3 EN-SUITE BATH/ SHOWER ROOMS : BATHROOM : BALCONY : 24-HR PORTER : LIFT : COMM GARDENS : C. TAX BAND H : LEASE EXP 2137 : S. CHARGE £13,500 P/A APPROX. INC HEATING/HW : EPC RATING D

Asking Price £3,500,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £3,500,000

Lease: 113 Years

Service Charge: £13500 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.



OAKWOOD COURT, W14
 TOTAL APPROX FLOOR PLAN AREA 2453 SQ.FT (228 SQ.M)
 FIFTH 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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	63	66	(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.