



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **Warren House, Beckford Close, Kensington, W14**

An exceptionally bright two bedroom apartments situated on the 7th Floor of a secure, purpose-built block in Kensington. The property boasts a dual aspect reception/ dining room with floor to ceiling windows and far-reaching views across London, separate fully-fitted kitchen, master bedroom with an en-suite shower room, second bedroom and a family bathroom. Benefits include underground allocated parking space, 24-hour portorage and a gym.

This property would make an excellent rental investment or London home.

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 : MASTER BEDROOM WITH EN-SUITE : 2ND BEDROOM : BATHROOM : GYM : LIFTS : 24-HR CONCIERGE :  
GROUND RENT £175 PA : SERVICE CHARGE £6059 PA : COUNCIL TAX  
BAND G : LEASE 976 YEARS : EPC RATING C

**Asking Price £745,000**

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## **Warren House, Beckford Close, Kensington, W14**

### SUBJECT TO CONTRACT

#### **TERMS:**

TENURE: Leasehold

Asking Price £745,000

Lease: 976 Years

Service Charge: £6059 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.










# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>76</b>	
(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, Scotland &amp; Wales</b>	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.