



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **Park Close, Ilchester Place, Kensington, W14**

A well proportioned apartment situated on the ground floor of this popular, purpose-built portered block adjacent to the green spaces of Holland Park. This property accommodates a generous, double aspect reception/dining room opening up to a Juliet balcony, separate fully-fitted kitchen, master bedroom with en-suite bathroom, two further bedrooms and a family shower room. The building further benefits from a resident porter and parking is available on a first come first served basis.

Park Close is a secure building quietly located just 5 minutes walk from the shopping, entertainment facilities of Kensington High Street with excellent transport facilities to all parts of central London and easy access to the A4/M4 for Heathrow.



ENTRANCE HALL : RECEPTION / DINING ROOM : KITCHEN : 3  
BEDROOMS : BATHROOM : SHOWER ROOM : PORTER : LIFT : SHARE  
OF FREEHOLD (988 YEARS) : SERVICE CHARGE C.£9,809 PA INC  
HEATING/HW : COUNCIL TAX BAND G : EPC RATING D

**Asking Price £1,100,000**

**Tel: 020 7603 7121**

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## **Park Close, Ilchester Place, Kensington, W14**

### SUBJECT TO CONTRACT

#### **TERMS:**

TENURE: Share Of Freehold

Asking Price £1,100,000

Lease: 988 Years

Service Charge: £9809 Annually Approx

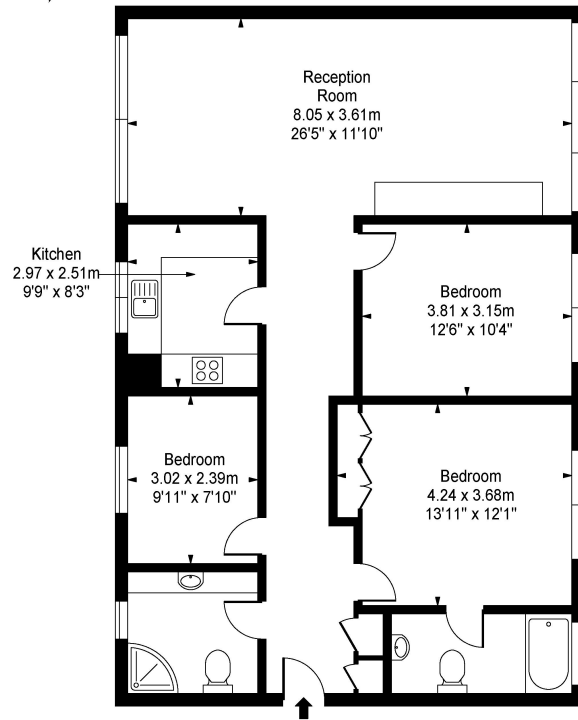
#### **IMPORTANT NOTICE**

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.



Ilchester Place, W14



Ground Floor

Approx Gross Internal Area 1119 Sq Ft - 104 Sq M

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		72
55-68 <b>D</b>	60	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC

