



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **HUNGERFORD HOUSE, NAPIER PLACE, W14**

A bright and spacious (882 Sq Ft) apartment on the 4th floor of a well-maintained purpose-built building with lift, close to Holland Park.

This attractive property comprises good sized reception room and separate kitchen. There are two double bedrooms and one single - the apartment was originally two bedrooms and has been converted to three by the current owner - this can be changed back prior to completion of a sale to leave two spacious doubles. Additionally there is a bathroom and guest cloakroom.

Napier Place is just moments from Kensington High Street with its array of restaurants, cafes and shopping amenities and is a short walk from the open, green spaces of Holland Park.



RECEPTION ROOM : SEPARATE KITCHEN : 2/3 BEDROOMS : BATHROOM  
: GUEST CLOAKROOM : LIFT : LEASE 145 YRS : SERVICE CHARGE £2500  
PA : COUNCIL TAX BAND G : EPC RATING C

**Asking Price £799,950**

**Tel: 020 7603 7121**

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# HUNGERFORD HOUSE, NAPIER PLACE, W14

## SUBJECT TO CONTRACT

### **TERMS:**

TENURE: Leasehold

Asking Price £799,950

Lease: 145 Years

Service Charge: £2500 Annually Approx

### **IMPORTANT NOTICE**

Wedgewood Estates hereby give notice to anyone reading these particulars that :-

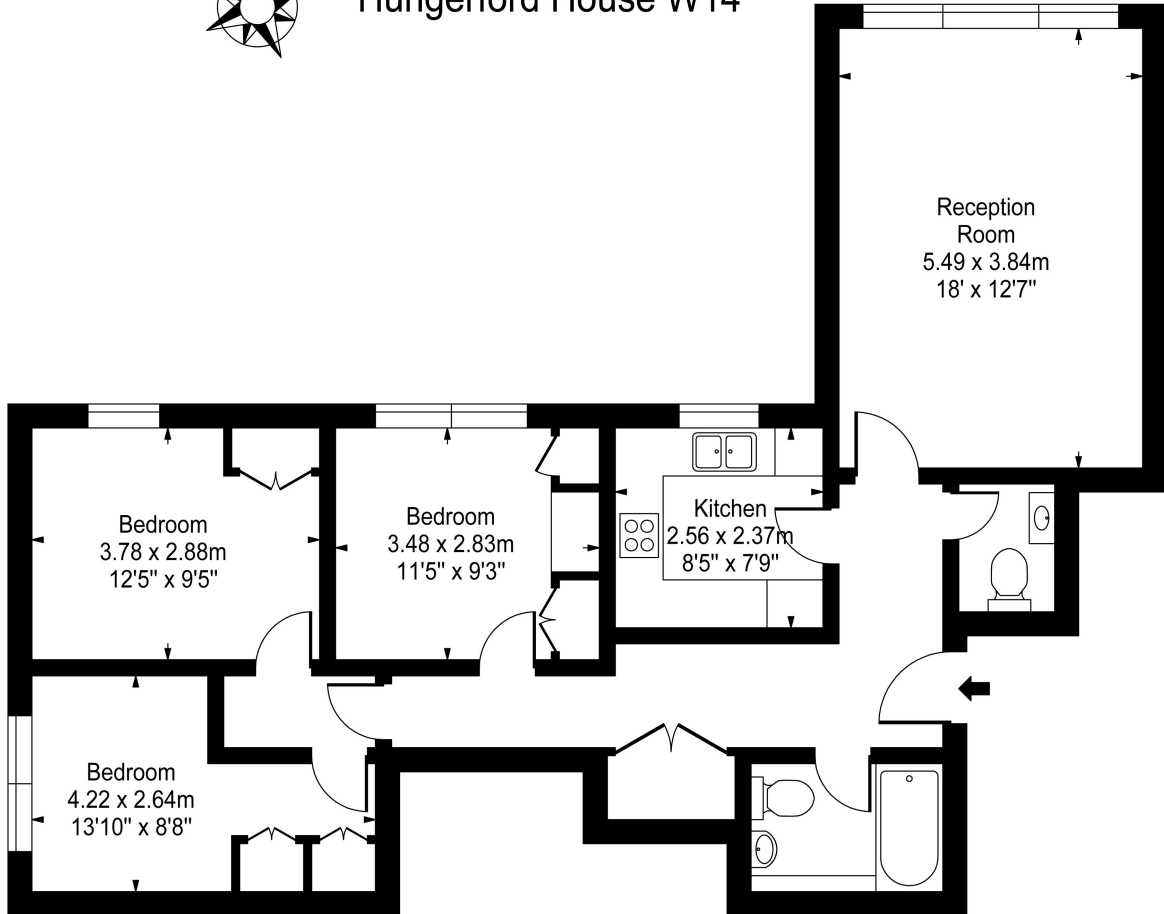
1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. 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.







## Hungerford House W14




Fourth Floor

Approx Gross Internal Area

882.32 Sq Ft - 82 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy  
However all measurements are approximate.  
The floor plan is illustrative purposes only and is not to scale

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(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.