



WEDGEWOOD ESTATES

Residential Sales & Lettings

Park Close, Ilchester Place, Holland Park

This bright and spacious (877sq ft) leasehold Kensington apartment comprising two double bedrooms, separate kitchen, family bathroom and guest cloakroom is quietly situated on the 4th Floor of a secure, purpose-built portered building, benefitting from a triple-aspect reception room with leafy views over Holland Park.

Off-street parking is on a first-come, first-served basis.

Park Close is set in beautifully maintained gardens and is ideally situated next to Holland Park and is minutes away from the shopping, entertainment and transport facilities of Kensington High Street.



**DOUBLE RECEPTION WITH JULIET BALCONY : KITCHEN : 2 DOUBLE
BEDROOMS : BATHROOM : GUEST CLOAKROOM : LIFT : RESIDENT
PORTER : LEASE 984 YEARS : ANNUAL SERVICE CHARGE £6826 INC
HEATING/HWATER : COUNCIL TAX BAND G : EPC RATING D**

Asking Price £1,250,000

Tel: 020 7603 7121

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

Park Close, Ilchester Place, Holland Park

SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £1,250,000

Lease: 983 Years

Service Charge: £6826 Annually Approx

IMPORTANT NOTICE

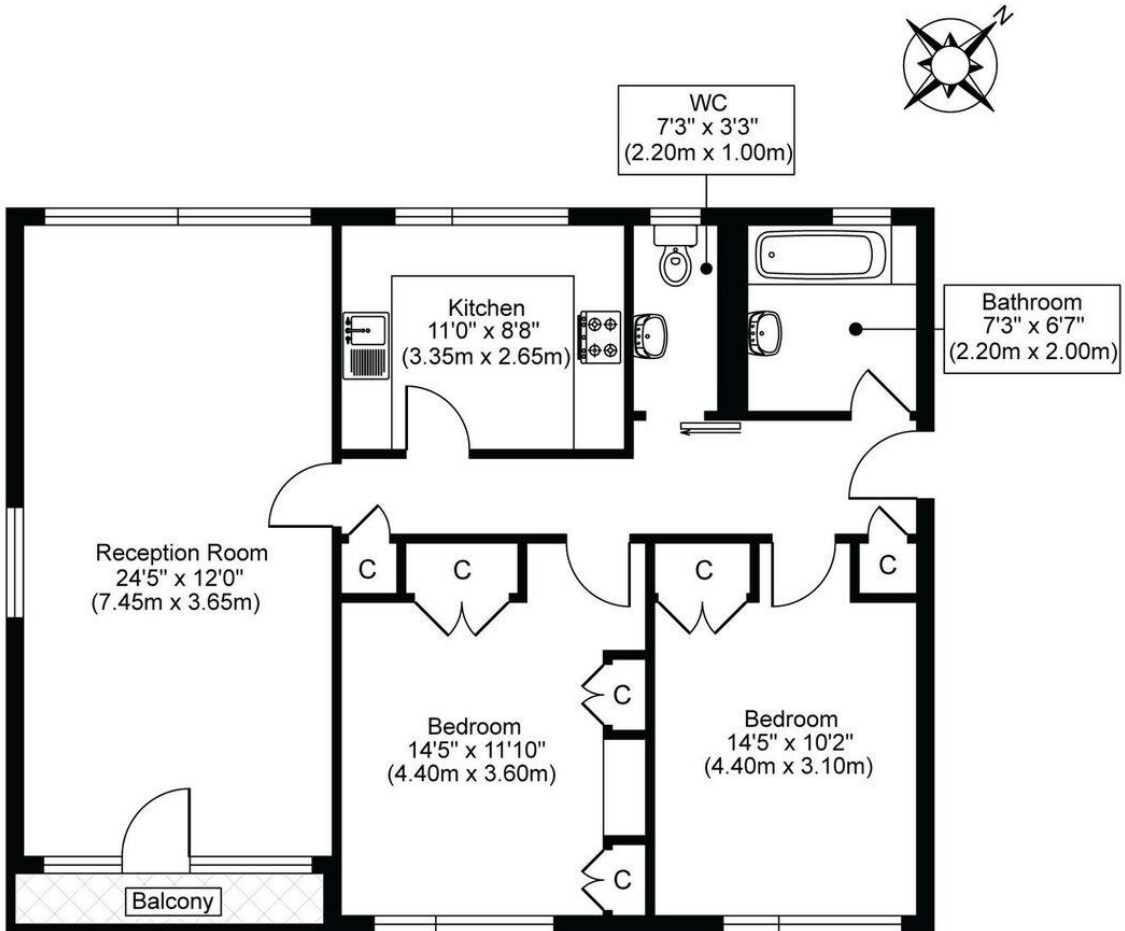
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

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.





PARK CLOSE, W14
TOTAL APPROX FLOORPLAN AREA 897 SQ.FT (83.35 SQ.M)
FOURTH 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

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		71
55-68 D	68	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

