WEDGEWOOD ESTATES
Residential Sales & Lettings

KENSINGTON WEST, BLYTHE ROAD, LONDON, W14

Exceptional 1,180 sq ft two-bedroom apartment situated on the fourth floor (with lift access), with unusually large principal suite, 20 ft balcony, two en-suites, underground parking, 24-hour porter and residents' pool/gym.

The property features a bright and spacious reception/dining room with access to a private balcony, a modern fully fitted kitchen, a separate guest WC and excellent storage further enhance the accommodation.

Ideally located on Blythe Road, the property is within easy reach of Brook Green, Kensington High Street and Westfield London, while Kensington Olympia, Shepherd's Bush and Hammersmith stations provide excellent transport links across the capital.



RECEPTION/ DINING ROOM : KITCHEN : 2 BEDROOMS WITH ENSUITE BATHROOMS : GUEST WC : BALCONY : EXCEPTIONAL LATERAL SPACE : UNDERGROUND PARKING : LEISURE FACILITIES : C. TAX BAND G : 24-HR PORTER : LIFT ACCESS : EPC RATING B

Asking Price £1,150,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £1,150,000

Lease: 84 Years

Service Charge: £8218 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.

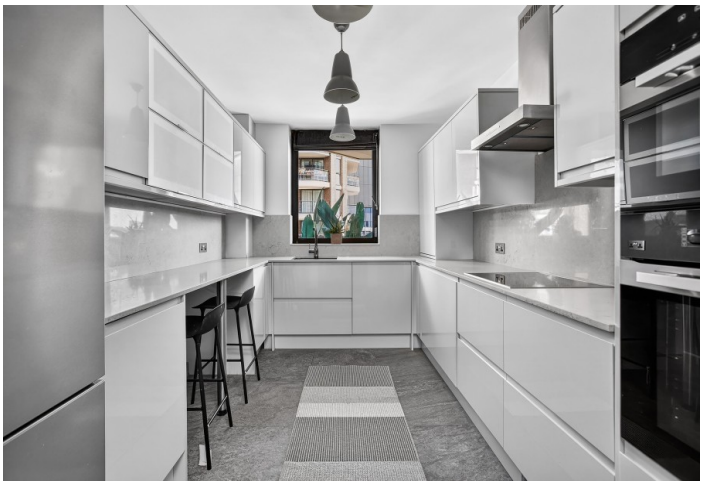
2. The photograph(s) depict only certain parts of the property. It should not be assumed that any content/furnishings/furniture, etc., photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s).

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.











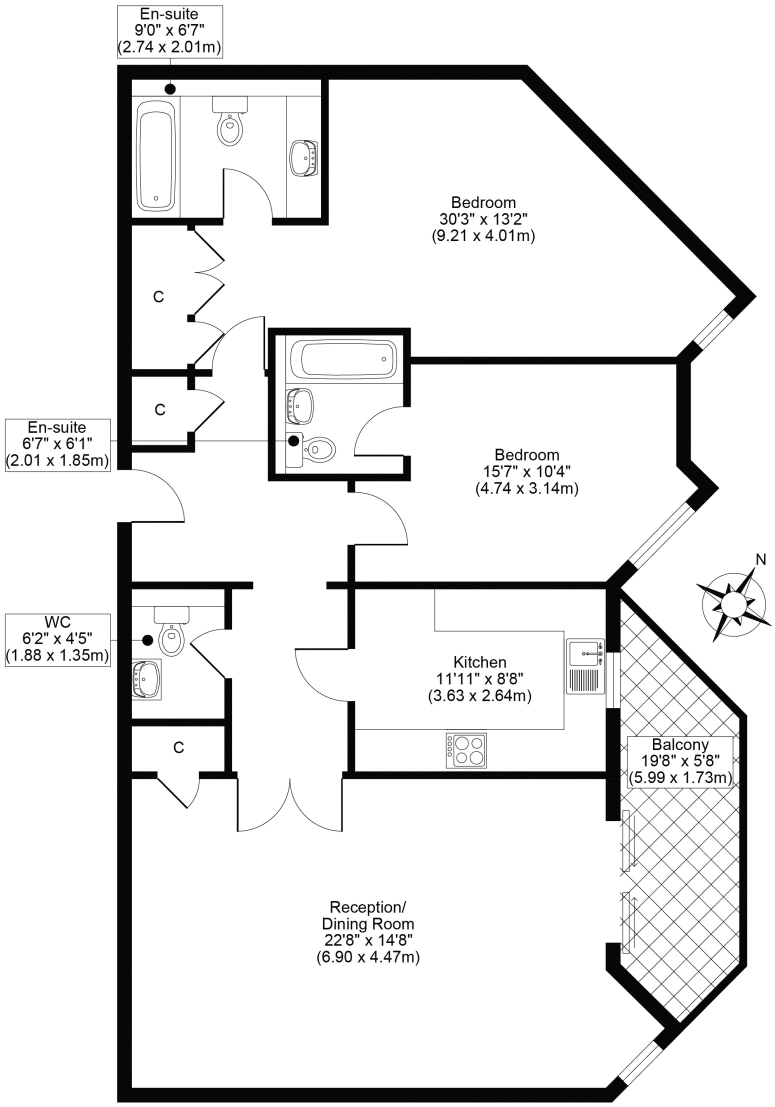






BLYTHE ROAD W14

TOTAL APPROX FLOOR PLAN AREA 1194 SQ.FT (111 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.

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