



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **Russell Road, Kensington, W14**

A beautifully presented and bright two bedroom apartment situated on the first floor of a broad, well-maintained Victorian terraced house in Kensington. This apartment, situated in a tree-lined street has been refurbished to a high standard by the current owner and comes with a share in the freehold and benefits from high ceilings. The west-facing reception/dining room leads from a fully fitted modern kitchen. The master bedroom with built-in wardrobes, is quietly situated overlooking the garden, there is a single bedroom/study and a contemporary shower room, along with excellent use of space for storage

Russell Road is ideally situated for to the shopping, entertainment and transport facilities of Kensington High Street and Westfield London. The open green spaces of Holland Park are within walking distance.



RECEPTION / DINING AREA : DOUBLE BEDROOM : 2ND BEDROOM /  
STUDY : FAMILY SHOWER ROOM : SHARE OF FREEHOLD (LEASE 84  
YEARS APPROX.) : S. CHARGE £800 P/A APPROX. : GR. RENT £50 P/A  
APPROX. : C. TAX BAND E (£1,844.31 P/A APPROX.) : EPC RATING C

**Asking Price £750,000**

**Tel: 020 7603 7121**

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

## **Russell Road, Kensington, W14**

### SUBJECT TO CONTRACT

#### **TERMS:**

TENURE: Share Of Freehold

Asking Price £750,000

Lease: 999 Years

Service Charge: £800 Annually Approx

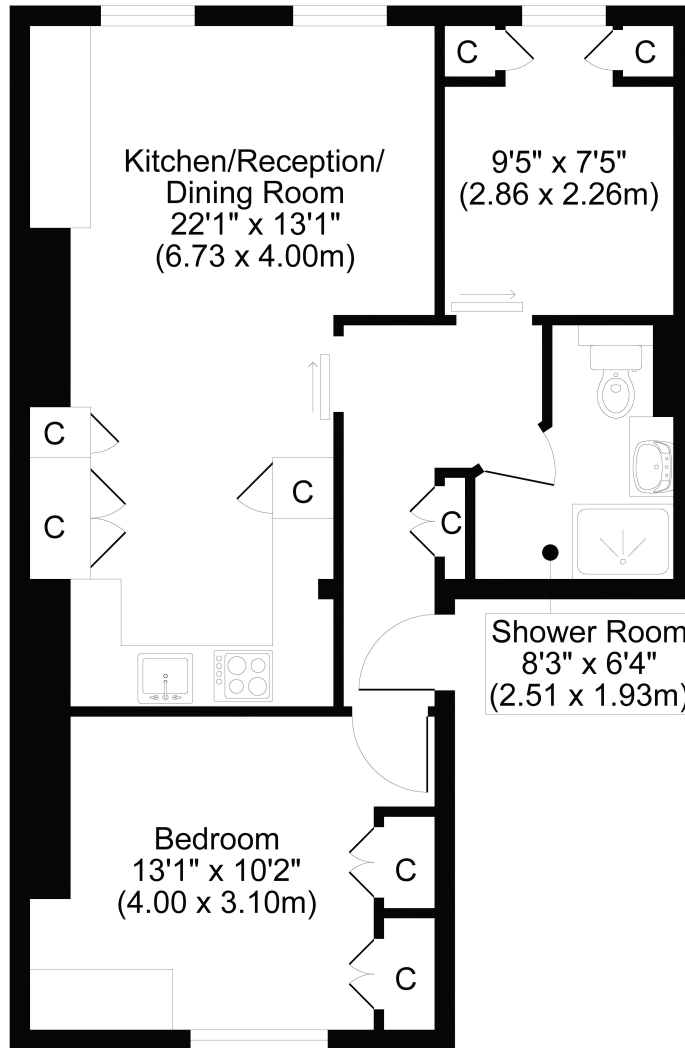
#### **IMPORTANT NOTICE**

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.



RUSSELL ROAD, W14  
 TOTAL APPROX FLOOR PLAN AREA 566 SQ.FT (53 SQ.M)  
 FIRST 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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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>	74	80
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 &amp; Wales</b>	EU Directive 2002/91/EC	