



WEDGEWOOD ESTATES

Residential Sales & Lettings

LOGAN HOUSE, LOGAN PLACE, LONDON, W8

An immaculate three-bedroom, three-bathroom lateral apartment set on the second floor (with direct lift access) of the prestigious Logan House, a boutique development built in 2017 comprising just 16 high-quality residences in Kensington, W8.

Extending to approximately 188 sq m (2,028 sq ft), the apartment offers a spacious entrance hall leading to a superb open-plan reception and dining room, centred around a striking marble fireplace and opening onto a charming west-facing terrace with views over Logan Mews. The adjacent kitchen is beautifully appointed with marble worktops and premium Gaggenau appliances.

All three double bedrooms benefit from en suite bathrooms and excellent storage. Additional features include underfloor heating throughout, comfort cooling, Lutron lighting, integrated sound, a separate utility room, guest WC, and a private basement storage room, creating a refined and exceptionally well-equipped Kensington home.



ENTRANCE HALL : RECEPTION ROOM : KITCHEN : THREE BEDROOMS
WITH EN-SUITE BATHROOM/SHOWER ROOM : GUEST WC : UTILITY
ROOM : BALCONY : LIFT : BASEMENT STORAGE : LEASE APPROX 988
YRS : SC APPROX £6,934 : C TAX BAND H : EPC RATING B

Offers In Excess Of £3,250,000

Tel: 020 7603 7121

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

LOGAN HOUSE, LOGAN PLACE, LONDON, W8

SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Offers In Excess Of £3,250,000

Lease: 988 Years

Service Charge: £6934 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.

