



WEDGEWOOD ESTATES

Residential Sales & Lettings

WARREN HOUSE, BECKFORD CLOSE, LONDON, W14

A beautifully presented two-bedroom, two-bathroom apartment with a generous private balcony, located on the third floor of the sought-after Warren House development in Kensington.

Offering approximately 770sq.ft. (72 sq. m.) of bright and contemporary accommodation, the property features a spacious open-plan reception, dining and kitchen area with integrated appliances and floor-to-ceiling doors opening onto a large private balcony overlooking the communal gardens. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, whilst the second double bedroom is served by a modern family bathroom.

Further benefits include lift access, a video entry system, excellent storage and a 24-hour concierge. Ideally situated close to Kensington High Street, Holland Park and excellent transport links, this apartment would make an ideal home, pied-à-terre or investment opportunity.



ENTRANCE HALL : OPEN PLAN RECEPTION/KITCHEN : MASTER
BEDROOM WITH ENSUITE : SECOND BEDROOM : FAMILY BATHROOM :
BALCONY : UNDERGROUND PARKING SPACE : USE OF GYM FACILITIES :
LIFT : 24 HR PORTER : LEASEHOLD : EPC RATING B

Asking Price £790,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £790,000

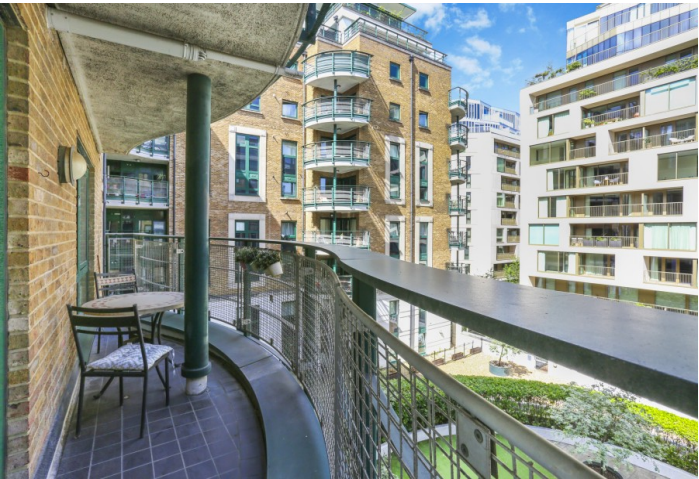
Lease: 972 Years

Service Charge: £5843 Annually Approx

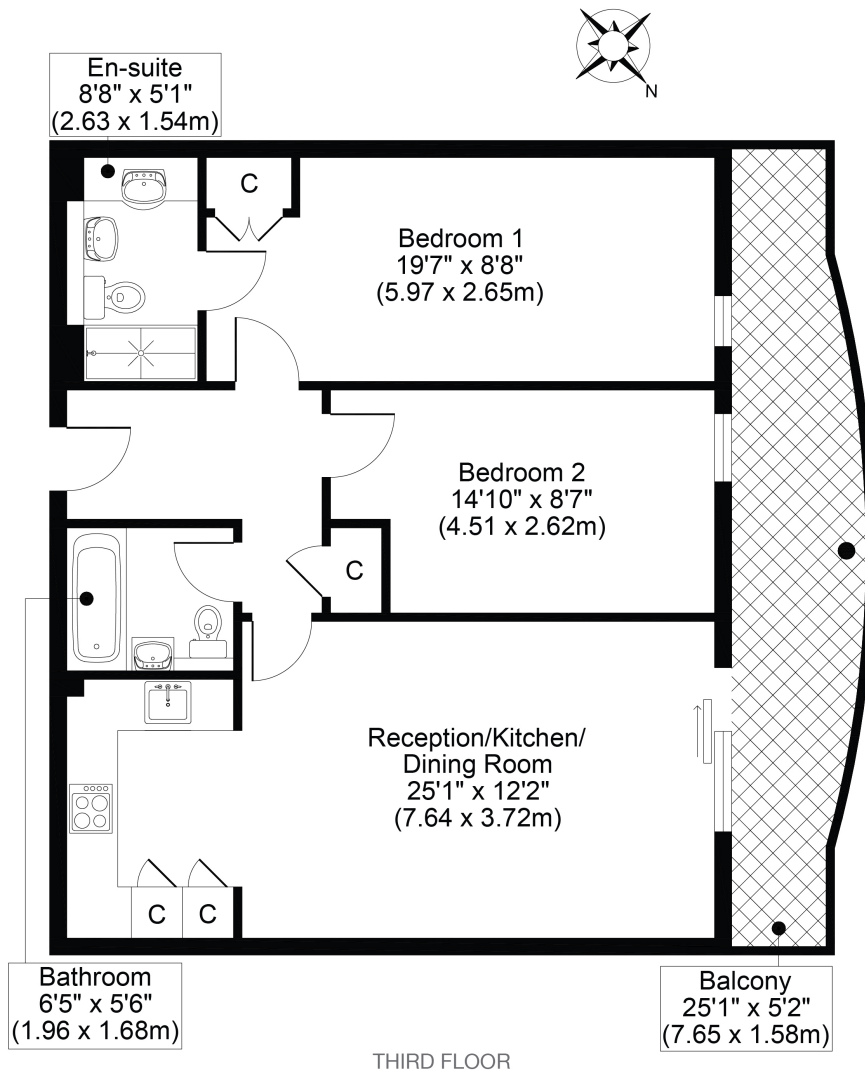
IMPORTANT NOTICE

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.



WARREN HOUSE, BECKFORD CLOSE, W14
TOTAL APPROX FLOOR PLAN AREA 770 SQ.FT (72 SQ.M)



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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