



WEDGEWOOD ESTATES

Residential Sales & Lettings

Warren House, Beckford Close, London, W14

This is a spacious and bright apartment with a fantastic entertaining space benefitting from an open plan kitchen that features granite worktops, atmospheric down lights and bespoke wooden flooring. Both double bedrooms have floor to ceilings custom made wardrobes. There is also a terrace facing onto the courtyard.

Warren House is a popular modern apartment block that offers 24 hour portorage, a gymnasium and underground parking, and the many amenities of Kensington High Street are within easy reach.



RECEPTION ROOM : KITCHEN : 2 BEDROOMS : BATHROOM : SHOWER ROOM (EN SUITE) : TERRACE : UNDERGROUND PARKING SPACE : USE OF GYM FACILITIES : S. CHARGE £8,700 P/A APPROX. : LEASEHOLD (974 YRS) : EPC RATING B

Asking Price £1,350,000

Tel: 020 7603 7121

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

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £1,350,000

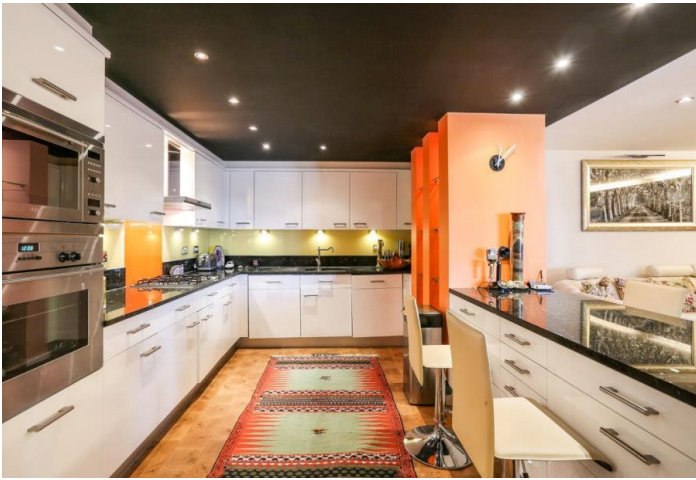
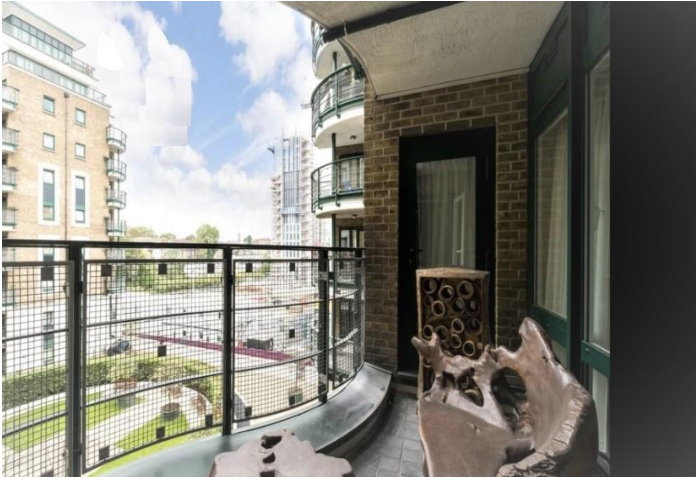
Lease: 974 Years

Service Charge: £8700 Annually Approx

IMPORTANT NOTICE

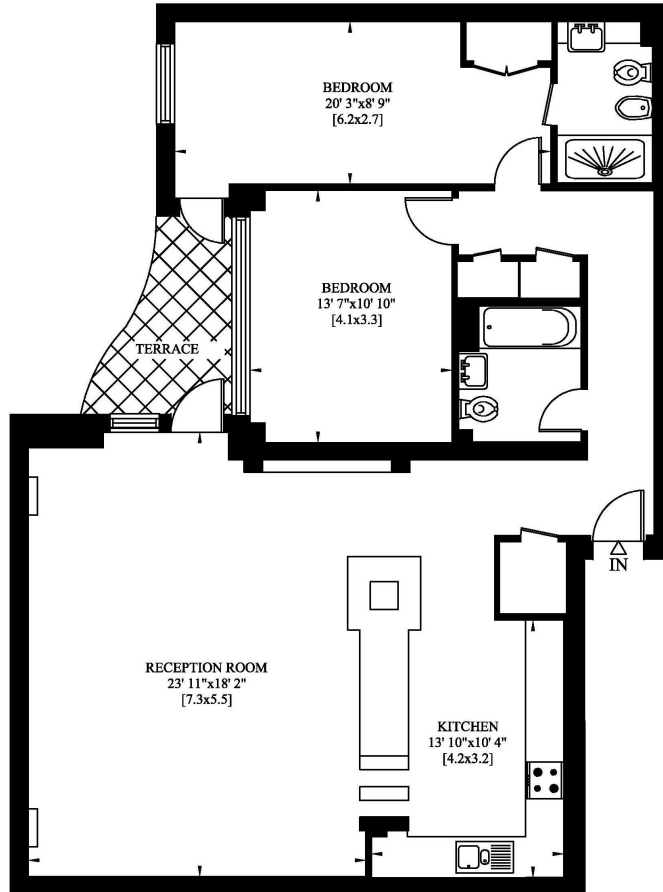
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

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).
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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
WARWICK ROAD
LONDON W14

Gross Internal Area: 115 Sq. metres
1233 Sq.feet



THIRD FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B	82	83
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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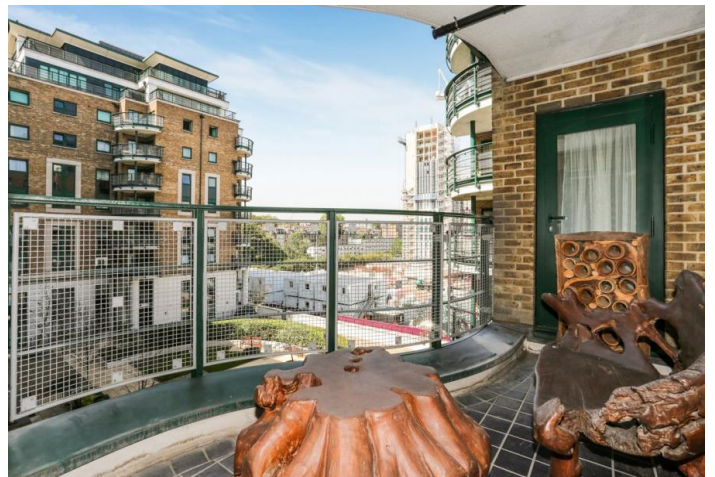
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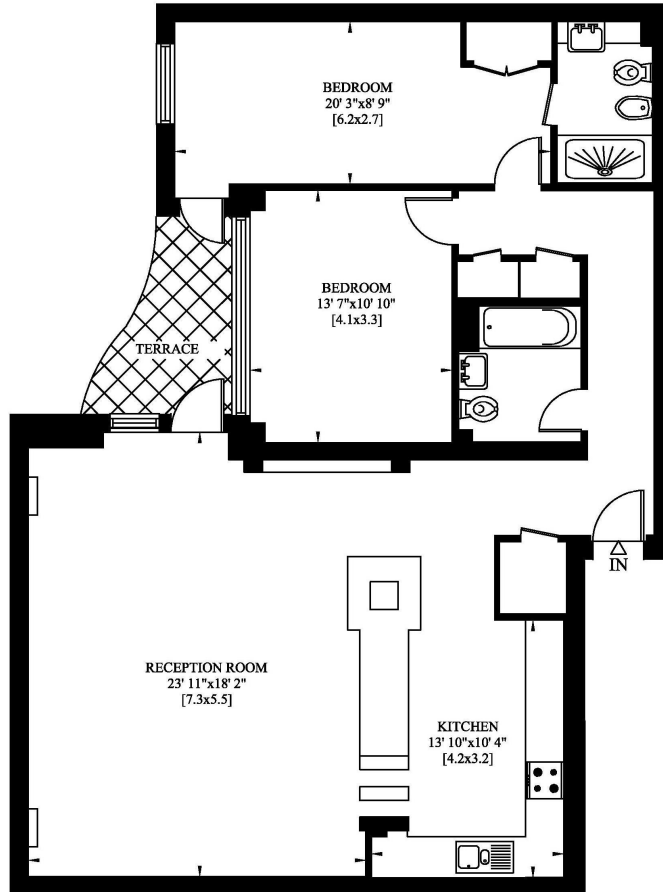
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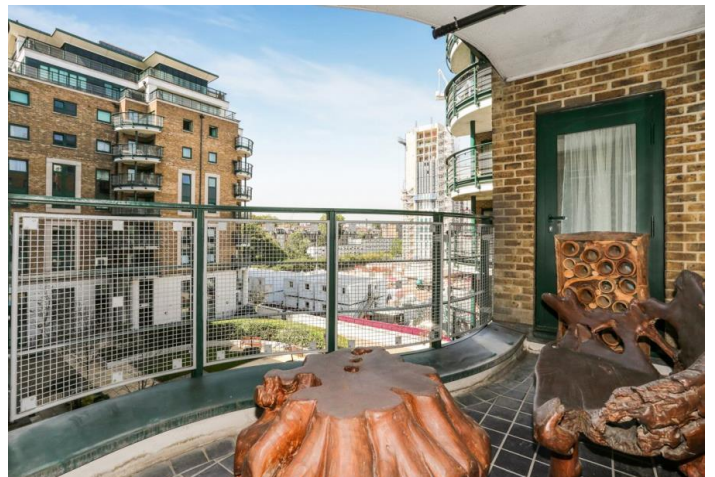
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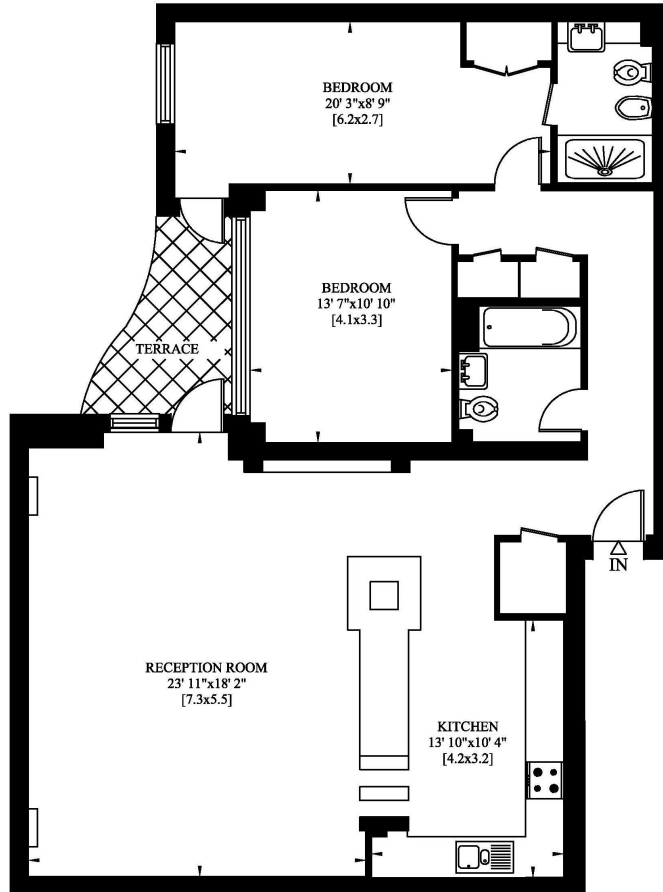
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