



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **OAKWOOD COURT, HOLLAND PARK, KENSINGTON W14**

A raised ground floor, well-presented two-bedroom apartment with high ceilings of this sought-after mansion block next to the green open spaces of Holland Park.

The property benefits from neutral decor, well-proportioned rooms and a contemporary shower room.

Heating and hot water are included in the service charge. Additionally, there is twenty-four hour portage/security and a beautifully well-tended communal garden.

Located within the Royal Borough of Kensington and Chelsea, Oakwood Court is situated between Abbotsbury Road and Addison Road and is close to the many excellent shops, restaurants and transport facilities of Kensington High Street.



RECEPTION : KITCHEN : TWO BEDROOMS : MODERN SHOWER ROOM :  
24-HOUR PORTER/SECURITY : COMMUNAL GARDEN : LEASE EXP 2994 :  
COUNCIL TAX BAND F : SERVICE CHARGE £6560 INC HEATING/HW : EPC  
RATING D

**Asking Price £799,000**

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## SUBJECT TO CONTRACT

### **TERMS:**

TENURE: Leasehold

Asking Price £799,000

Lease: 972 Years

Service Charge: £6560 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.



Approximate Gross Internal Area:  
68,1 sq m/ 728,7 sq ft

