



Warren House, Beckford Close £750,000 Leasehold

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This excellent two bedroom, two bathroom 5th floor apartment is located in Warren House, a popular development on Beckford Close - a cul-de-sac off Warwick Road.

Warren House was built in 2000 by Berkley Homes, and is a private residential complex comprising of 231 private apartments and duplex penthouses.

Features include 24 hour concierge, a parcel notification system, a fitness suite available to all residents and this flat is one of few with a secure underground parking space.

The apartment itself spans approximately 1018 Sq Ft of lateral living space and features two spacious double bedrooms, an en-suite shower room and fitted wardrobes in the primary suite, a family bathroom, separate modern fitted kitchen with Neff appliances and an impressive L-shaped reception room.

There is a private balcony which can be accessed via the primary suite and the reception room, which overlooks the main central courtyard of Warren House - away from any traffic noise and facing directly south for all-day sunshine.

There are multiple lifts in the development, which also take you straight down to the underground parking.

The lease has in excess of 970 years remaining, the service charges are £3,225 per 6 months (which includes your water bill and buildings insurance) and the ground rent is £350 per annum.

Warren House is just a few minutes' walk to High Street Kensington and is equidistant to Kensington Olympia Station (District, Southern and Mildmay) and Earls Court Station (Circle, Piccadilly, District).

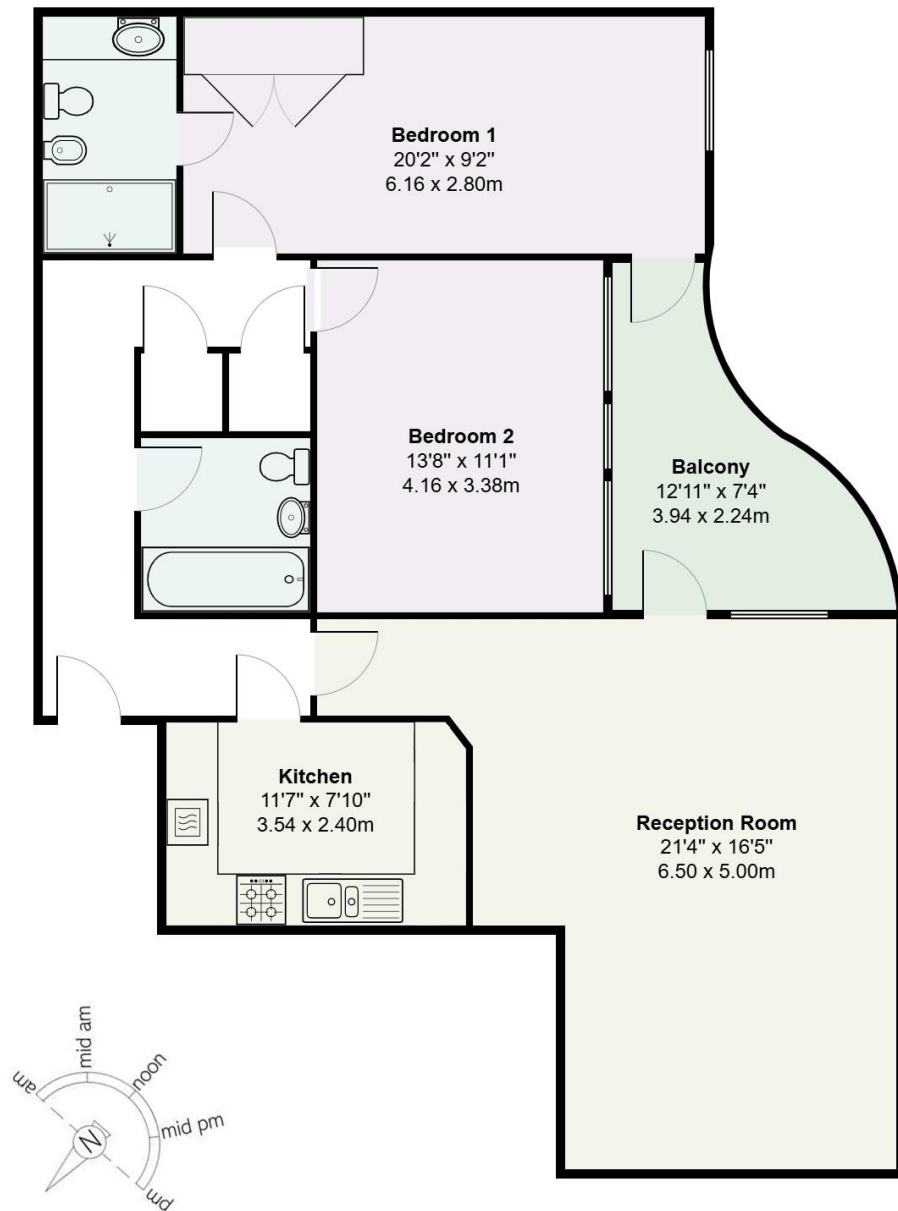
For outdoor spaces, the beautiful Holland Park is less than 10 minutes from the door, whilst Kensington Gardens and Hyde Park are approximately 20 minutes' walk away.

West London's vast array of shops, restaurants, bars, cafe's and entertainment venues are all on your doorstep - including Wholefoods, the Natural History Museum and The Science Museum.

This property is offered on a chain free basis







Warren House, WI4

Approximate Gross Internal Area = 1018 Sq Ft / 94.6 Sq M (excluding balcony)

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

