



Wolfe House, Kensington High Street, Kensington, W14

Asking Price: £1,200,000



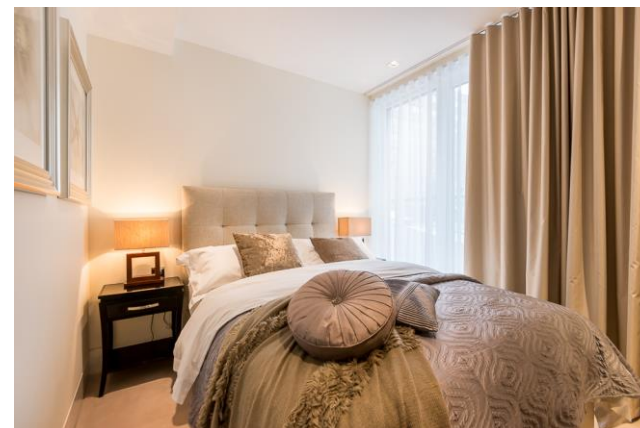
Wolfe House, Kensington High Street, Kensington, W14

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A contemporary well-presented two bedroom, two bathroom apartment located on the ground floor of Wolfe House, within the development 375 Kensington High Street. The property comprises 751 square feet (approx.) of living space which includes a large open-plan living room with access to a large private balcony. The kitchen benefits from fully integrated Miele appliances. The property further benefits from two double bedrooms, one en-suite and a separate family bathroom off the hallway along with good storage options and a utility cupboard with a washer/dryer. The flat has been finished to the highest of standards and further benefits include wooden flooring, underfloor heating, comfort cooling, a swimming pool, gym, sauna, steam room, cinema and 24-hour concierge service. Parking is also included with this property.

The property is moments from the green open spaces of Holland Park and a short distance from Kensington Gardens. The busy Kensington High Street offers shops, restaurants and local amenities close by.

Wolfe House is very well located for transport links including Kensington High Street (Circle and District lines – Zone 1) underground station and Kensington (Olympia) Overground station (Zone 2) as well as easy access to the A4/M4.



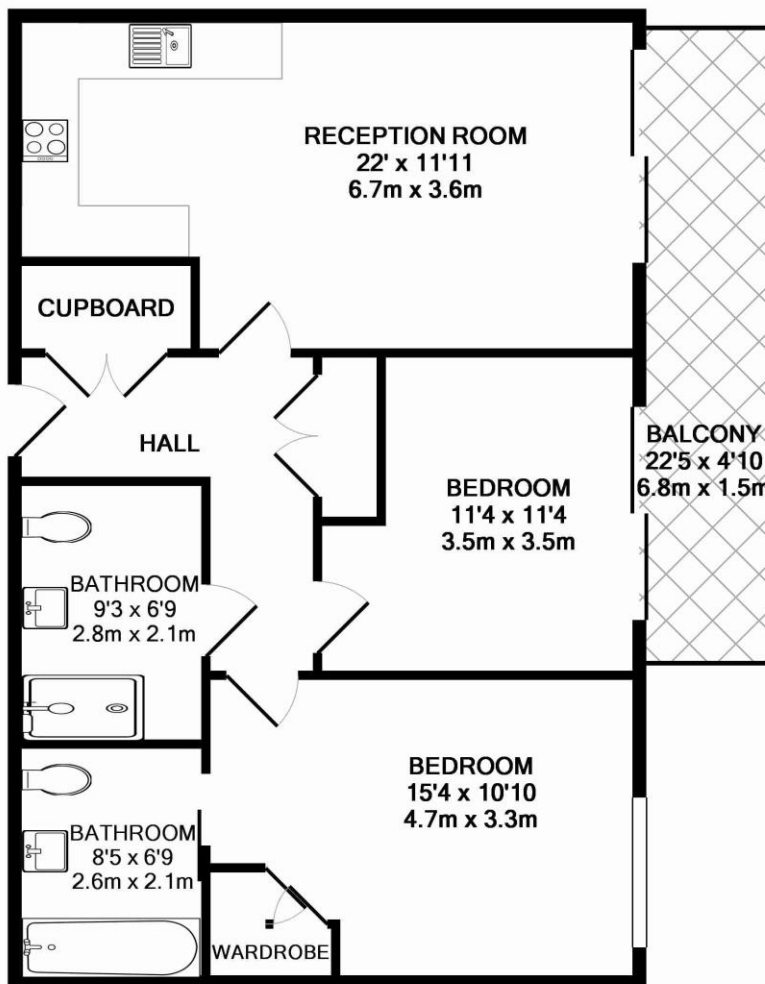


Property Features:

- Two Bedrooms
- Two Bathrooms
- Private Balcony
- 751 Square Feet (Approx.)
- Private Underground Parking
- Gym, Swimming Pool, Cinema Room,
- Communal Gardens & 24-hour Porter
- Kensington Olympia Underground Station
(District and Overground Line – 0.2 miles)



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

WOLFE HOUSE, KENSINGTON HIGH STREET, W14
TOTAL APPROX. FLOOR AREA 751 SQ.FT. (69.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Terms & Conditions:

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Asking Price:	£1,200,000
Tenure:	Leasehold Expires 01/01/3010 Approximately 986 Years Remaining
Ground Rent:	£970.02 (per annum) to June 2024
Service Charge:	£9,760.42 (per annum) to March 2024
Anticipated Rent:	£3,467.00 pcm Approx. 3.5% Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

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