



Warren House, Beckford Close, Warwick Road, W14

Asking Price: £725,000

Benham
& Reeves

Warren House, Beckford Close, Warwick Road, W14

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A well appointed apartment located on the 4th floor of a popular purpose-built building in Kensington.

The property, which has lift access, spans approximately 870 square feet of living space, boasts a south facing reception room with a balcony, two double bedrooms with built-in storage, en-suite shower room, a family bathroom and a fully equipped kitchen. The property benefits from wooden flooring throughout, a 24 hour concierge service and a secure underground parking space.

Ideally situated close to all the amenities of High Street Kensington and Earl's Court. Earl's Court station is an 8 minute walk from the station and is served by the District, Piccadilly and Central lines. Olympia Overground is short walk away.

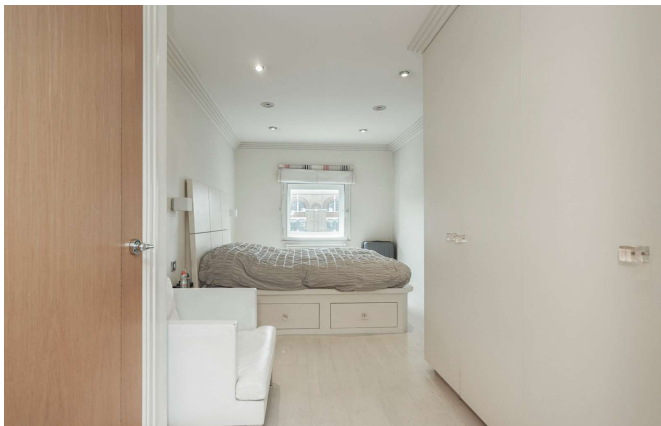


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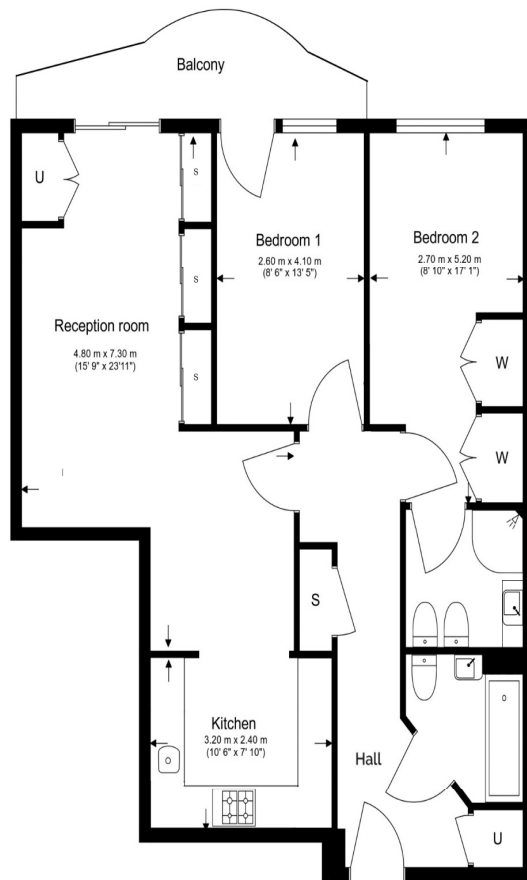


Property Features:

- Underground Parking
- Two Bedrooms
- Two Bathrooms
- 870 Square Feet (Approximately)
- Fourth Floor
- Balcony
- Porter
- West Kensington Station (0.3 miles)
- Kensington Olympia Station (0.4 miles)
- Earls Court Station (0.4 miles)



4th Floor
 Total Gross Internal Area
 80.8Sq/m - 870Sq/ft



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

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Leasehold
Expires 25/12/2998
Approximately 974 Years Remaining

Ground Rent: Nil

Service Charge: £3,544.17 (per annum)
for the year 2024

Anticipated Rent: £3,000.00 pcm
Approx. 5 % Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN240166

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