



OAKWOOD COURT, W14
£1,845,000 LEASEHOLD

A SPACIOUS THREE-BEDROOM FAMILY APARTMENT SITUATED ON THE 4TH FLOOR (WITH LIFT) OF A WELL MAINTAINED PORTERED MANSION BLOCK.

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for every step...



DESCRIPTION:

A spacious three-bedroom family apartment situated on the 4th floor (with lift) of a well maintained portered mansion block. The accommodation includes a wide entrance hall, large reception room with French windows onto an ornamental balcony, a 22' kitchen/dining room, three double bedrooms overlooking the roof tops and gardens of Holland Park, a bathroom and a shower room. There is also a balcony to the rear of the apartment with long, verdant views. The flat also has access to a charming communal garden to the front of the property.

Situated within The Royal Borough of Kensington & Chelsea Oakwood Court is found on the western boundary of Holland Park itself and is renowned for providing lateral family apartments positioned around an attractive central communal garden (private to residents) and is looked after by a team of uniformed porters 24 hours a day. As well as its proximity to Holland Park's picturesque ponds, woodlands and landscaped gardens the excellent shops, restaurants and transport facilities on Kensington High Street and Holland Park Avenue are also within easy walking distance. For international travellers Heathrow is only 14 miles away via the M4 motorway.

ACCOMMODATION:

Entrance Hall | Reception Room | Kitchen/Dining Room | Three Bedrooms | Bathroom | Shower Room | Communal Garden | Lift | 24 Hour Portage | Balcony

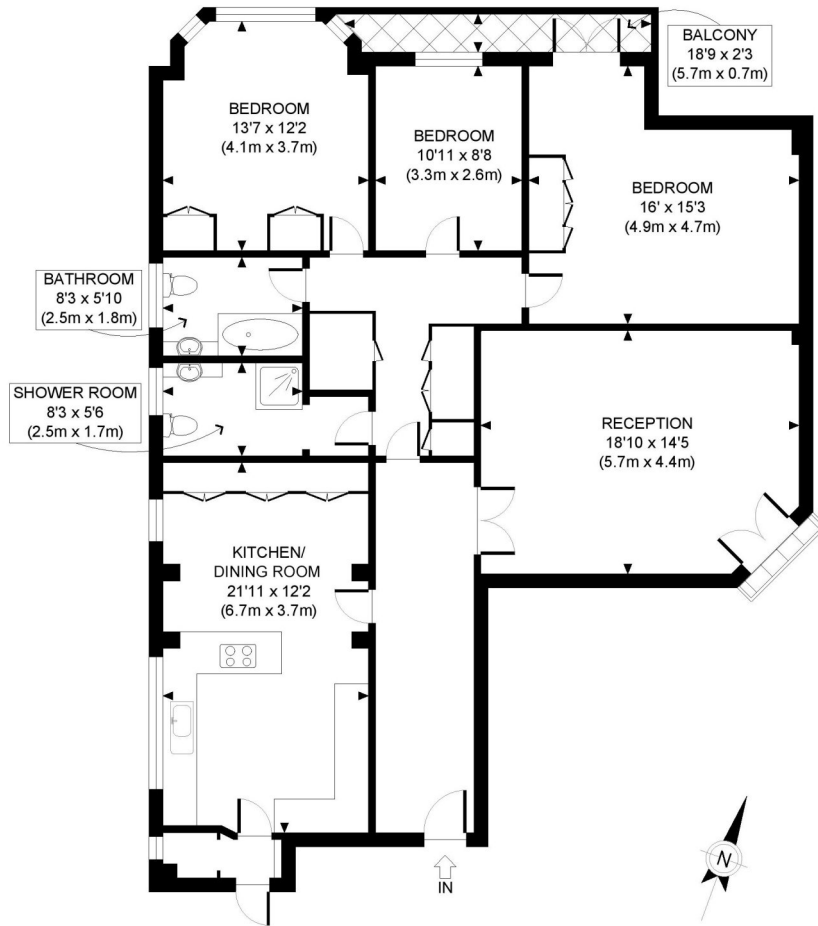
LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

Holland Park
Kensington Olympia
High Street Kensington





FOURTH FLOOR
 GROSS INTERNAL
 FLOOR AREA 1451 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1451 SQ FT/ 135 SQM
 APPROX. GROSS EXTERNAL FLOOR AREA: 43 SQ FT/ 4 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS
THE TOP SHOP FOR PROPERTY BRANDING

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-28	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	82
EU Directive 2002/91/EC			

Lease: 92 years remaining
Ground Rent: TBC
Service Charge: TBC
Council tax band: F

Please note all figures are approximate

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