

Warren House  
Kensington



Strutt  
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A well presented three bedroom apartment situated on the seventh floor (lift), with excellent entertaining space, three terraces and a secure underground parking space.

The accommodation comprises three double bedrooms with built in wardrobes, reception room with dining area, fully fitted kitchen with breakfast area, three bathrooms (two en suite) and three sizeable terraces of which all rooms have direct access to.

Additional benefits include, 24-hour portorage, porter, lift access, secure underground parking and resident only gymnasium.



#### Location

Warren House is situated to the Western end of High Street Kensington and is moments away from Earls Court underground station (District and Piccadilly lines) with links into Central London and Heathrow Airport and conveniently located for the shopping and transport facilities of Kensington High Street and the yet to be completed, Kensington Olympia.

Postcode region: W14

#### General

Tenure: Leasehold - The property benefits from a 999 year lease from December 1999  
Local Authority: The Royal Borough of Kensington and Chelsea  
Council Tax: Band H  
EPC Rating: B  
Service Charge: £8,966.86 per annum including a contribution to a reserve fund  
Ground Rent: £400 per annum  
Parking: Secure underground parking  
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

1,603 sq ft (148.92 sq m)

Three terraces

24 hour portorage

Secure underground parking

Resident only gymnasium

Leasehold

Guide price £1,560,000



## WARREN HOUSE W14

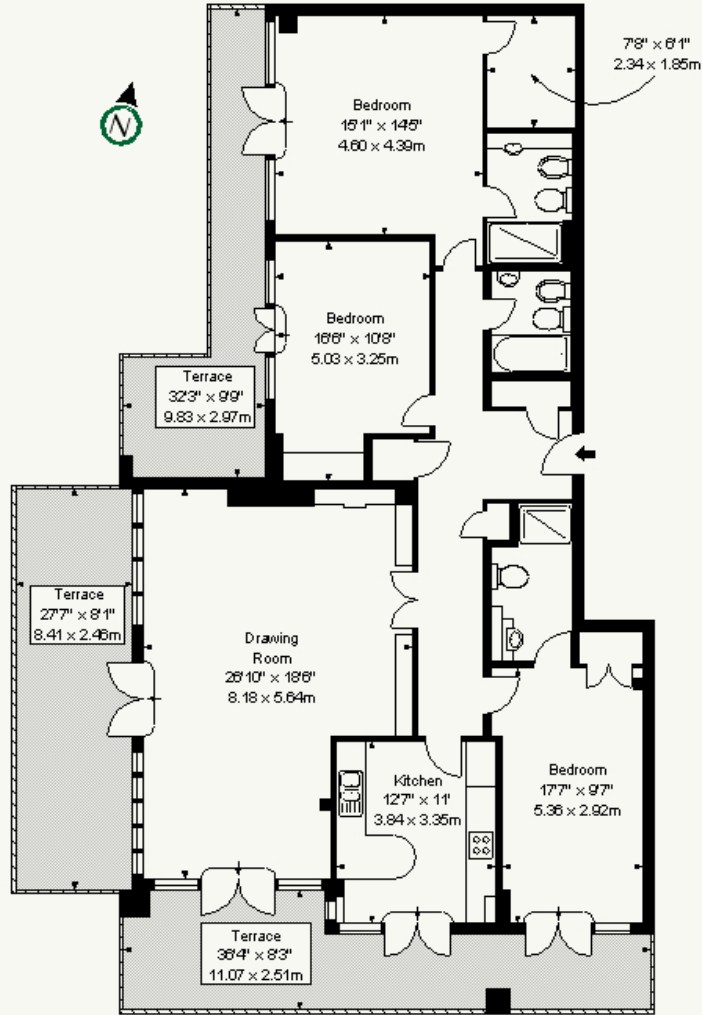
APPROX. GROSS INTERNAL AREA \*

1603 Ft<sup>2</sup> - 148.92 M<sup>2</sup>

Illustration For Identification Only, Not To Scale

All Calculations Include Any/All Areas Under 1.5m Head Height

\* As Defined by RICS - Code of Measuring Practice



SEVENTH FLOOR



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## Strutt & Parker Kensington

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