



Wolfe House, 389 Kensington High Street,  
Kensington, W14

Guide Price £745,000, Leasehold

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35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

By Order Of The Receivers - A well-presented 733 sq ft / 68 sq m one bedroom apartment, situated on the tenth floor of this sought-after purpose-built block, developed by St Edward (Berkeley Homes) and completed circa 2014.

Ceiling height 2.59 m

Residents benefit from access to outstanding on-site facilities, including a spa, gym, sauna, massage room, swimming pool, 24-hour concierge service, and beautifully landscaped communal gardens. The development is ideally located between High Street Kensington and Kensington Olympia stations.

Entrance Hall With Storage, Reception Room With Open-Plan Kitchen, Double Bedroom With En Suite Bathroom, Guest WC, Ample Storage, Lifts, 24-Hour Concierge, Leisure Facilities Including A Swimming Pool, Communal Cinema Room. EPC Rating: B.

## Key Features

- BY ORDER OF THE RECEIVER
- 10TH FLOOR
- LEISURE FACILITIES
- SWIMMING POOL AND GYM
- FAR REACHING VIEWS
- 24-HOUR CONCIERGE
- CINEMA ROOM
- EXCELLENT SECURITY

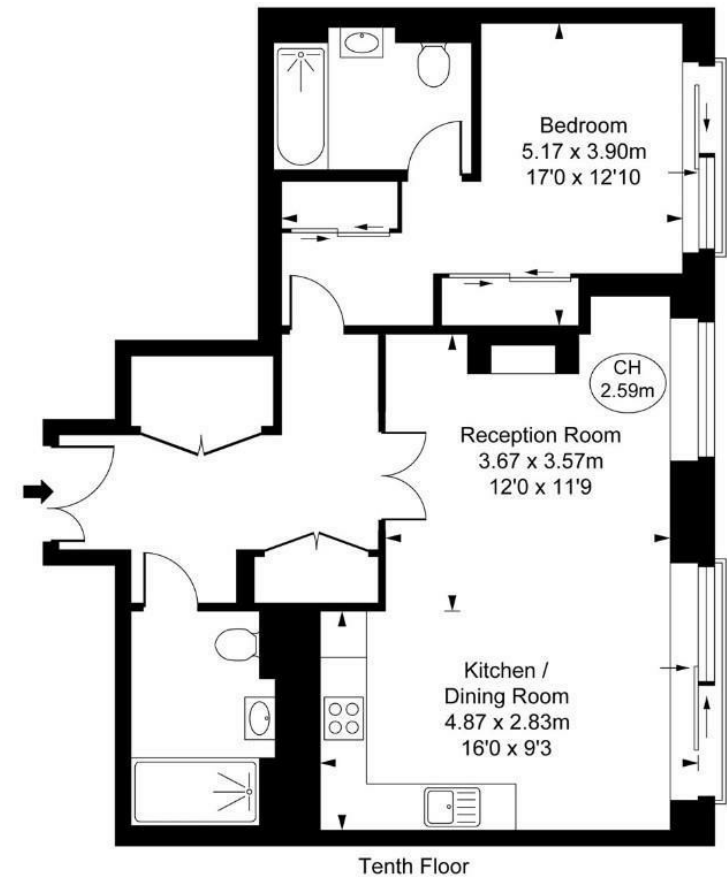
## Terms

Leasehold 999 years from 1 January 2011 ie 984 years

Service Charge : £4,888.77 per half year

Council Tax Band ; Kensington and Chelsea Band H

Wolfe House,  
Kensington High Street, W14  
Approximate Gross Internal Area  
68.11 sq m / 733 sq ft  
( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.