



WEDGEWOOD ESTATES

Residential Sales & Lettings

Atrium Apartments, 12 West Row

LADBROKE GROVE, LONDON W10

A bright and spacious three bedroom apartment situated on the 4th Floor of this new Ladbroke Grove development. The apartment benefits from a double reception/dining room with an open plan kitchen. The apartment is naturally lit with a number of floor to ceiling windows and the reception room and two bedrooms lead to a full length balcony.

The development is conveniently located on Ladbroke Grove within easy walking distance of the local restaurants, shopping and transport facilities.



ENTRANCE HALL : DOUBLE RECEPTION ROOM : OPEN PLAN KITCHEN
MASTER BEDROOM WITH EN SUITE SHOWER ROOM : 2 FURTHER BEDROOMS
BATHROOM : UNDERGROUND PARKING SPACE : LIFT : CONCIERGE : EPC RATING - B

ASKING PRICE OF £1,150,000

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TERMS

TENURE:	Leasehold
GROUND RENT:	Approx. £250 per annum
SERVICE CHARGE:	Approx. £1,500 per annum
PRICE:	Asking price of £1,150,000
VIEWING:	By Appointment

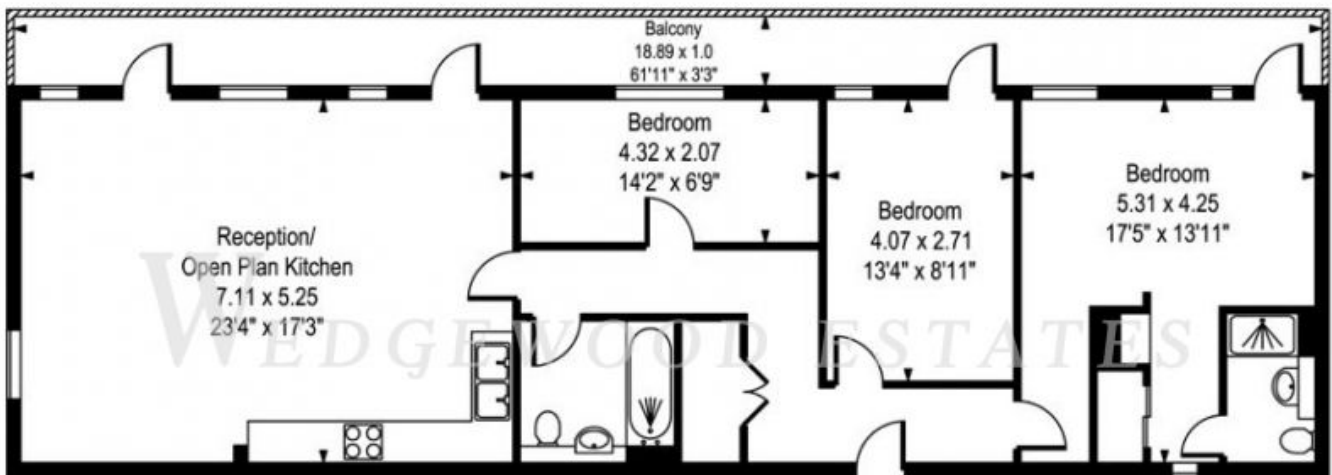
IMPORTANT NOTICE

Wedgewood Estates hereby give notice to anyone reading these particulars that :-

1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. It should not be assumed that any content/furnishings/furniture, etc., photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s).
3. Measurements are approximate and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey, nor tested the services, appliances and fittings.
4. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement, these matters must be verified by the prospective purchasers that any necessary planning or building regulations have been obtained.
5. With regard to the tenure and service charges of the property, in many instances we have to rely on information supplied to us by the vendor or main agent. Tenure and service charge details MUST therefore be verified by prospective purchasers or their solicitors prior to purchase.



Atrium Apartments
West Row, London, W10



Fourth Floor

Approx Gross Internal Area 1056 Sq Ft - 98.12 Sq M

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 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.

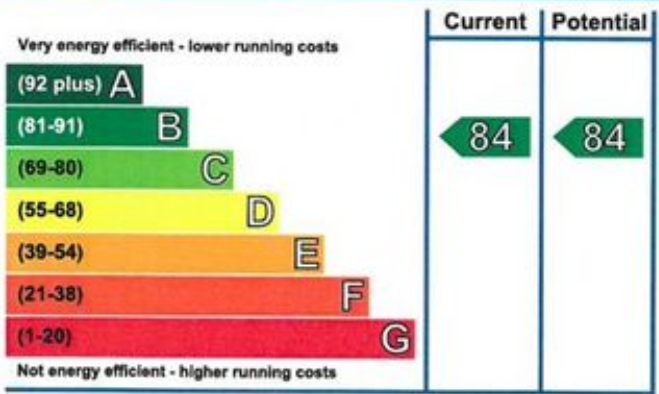
SPECIFICATIONS

GENERAL

- Under floor heating
- Brushed chrome switch and socket plates (in visible locations only)
- Downlighters to all rooms
- Video door entry system
- Data points to lounge/dining, kitchen and bedroom 1, 2 & 3
- TV points including SKY+ HD to lounge/dining, kitchen and bedroom 1, 2 & 3
- Communal satellite dish (customer subscription required)
- Veneer interior doors
- Chrome door furniture
- Choice of flooring to hallway, reception & kitchen
- Carpet to all bedrooms
- Walls & ceiling finished in white emulsion
- Timber decking to balconies
- PC concrete slab paving to terraces

KITCHENS

- Bespoke kitchen and glass splash back (silestone worktops and splash backs available as an optional extra)
- Integrated appliances: including stainless steel oven, 4 and 5 ring hobs, extractor hood, microwave, (1 beds & studios combination microwave oven) and integrated fridge/ freezer, dishwasher & washer/ dryer (to hallway cupboards)
- Handle-less cupboards
- ECO bins
- Low energy under unit lighting
- Integrated wine cooler and warming drawers available as optional extra



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).