

Wolfe House, Kensington High Street, Kensington, W14

Price Reduced to: £1,750,000

Benham & Reeves

Wolfe House, Kensington High Street, Kensington, W14

3 Bedroom (s) 2 Bathroom (s) Leasehold

A contemporary, well-presented, three bedroom, two bathroom apartment located on the eighth floor of Wolfe House, within the development 389 Kensington High Street. The property comprises 1,106 square feet (approx.) of living space, including a large open-plan living room with access to a long private balcony. The kitchen benefits from fully integrated Miele appliances. The property further benefits from three double bedrooms, one ensuite, a separate family bathroom off the hallway, and good storage, along with a utility cupboard with a washer/dryer.

The flat has been finished to the highest of standards, and further benefits include wooden flooring, underfloor heating, comfort cooling, an underground car park, a swimming pool, a gym, a sauna, a steam room, a cinema and a 24-hour concierge service.

Wolfe House is ideally located with transport links from Kensington (Olympia) and Kensington High Street, as well as easy access to the A4/M4. The property is moments from the green open spaces of Holland Park and a short distance from Kensington Gardens. The busy Kensington High Street offers shops, restaurants and local amenities close by.







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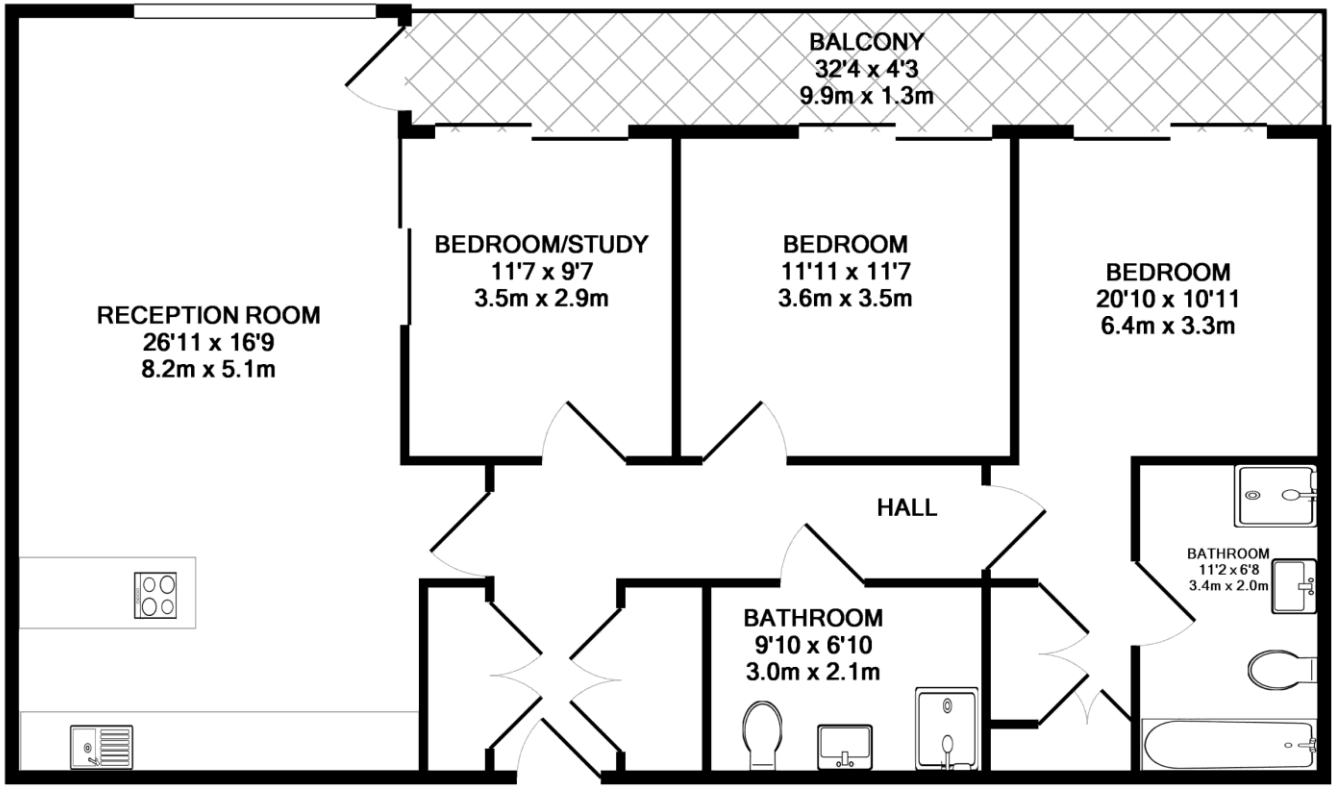


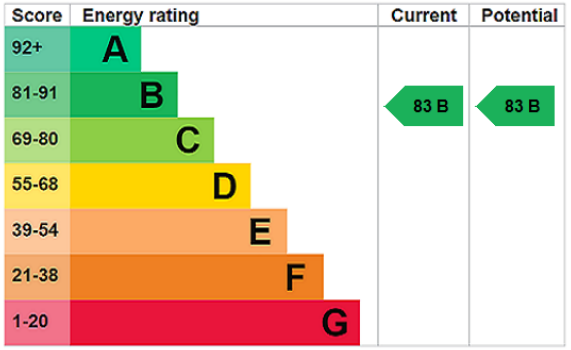


Property Features:

- Three Bedrooms
- Two Bathrooms
- Private Balcony
- 1106 Square Feet (Approx.)
- Private Underground Parking
- Gym, Swimming Pool, Cinema Room
- Reception, Porter
- Kensington Olympia Underground Station (District and Overground Line, Zone 2)

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WHK.W14 - 8TH FLOOR
TOTAL APPROX. FLOOR AREA 1106 SQ.FT. (102.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of 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
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Terms & Conditions:

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

Price Reduced to:	£1,750,000
Tenure:	Leasehold Expires 31/12/3009 Approximately 983 Years Remaining
Ground Rent:	£1,293.36 (per annum) for the year 2026
Service Charge:	£14,229.02 (per annum) for the year 2026
Anticipated Rent:	£5,000.00 pcm Approx. 3.4% Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN260018

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