

# 1 CHARTWELL HOUSE, 12 LADBROKE TERRACE, KENSINGTON, LONDON, W11 3PG



**Goldsborough Estates are delighted to offer for sale this two bedroom ground floor retirement apartment within our exclusive development at Chartwell House.**

## **GUIDE PRICE: £795,950**



**RICS**

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property  
professionalism  
worldwide



**INVESTOR  
IN PEOPLE**

# 1 CHARTWELL HOUSE

**Chartwell House is in one of the most charming parts of London, select and salubrious. Delightful in design and furnished to the highest standard, there is a beautifully maintained garden at the rear of the development and a short walk away are the picturesque gardens of Ladbroke Square.**

**Set in an amazingly peaceful part of the city, Chartwell House is within easy access to a wide range of local amenities including shops, tubes and buses.**



External Images of Chartwell House

**Adding to the comfort and security of your home, Chartwell House apartments offer the following facilities:**

- ✓ House Manager.
- ✓ Secure Main Entrance.
- ✓ 24 Hour Emergency Call System.
- ✓ Lift giving easy access to all floors.
- ✓ Carpeted communal areas.
- ✓ Recently re-furnished residents lounge and conservatory.
- ✓ Fully furnished guest suite for the exclusive use of residents' families and friends.
- ✓ Well maintained communal gardens.
- ✓ Car Parking.
- ✓ Weekly internal cleaning of each apartment (option to opt out if required).

## 1 CHARTWELL HOUSE

Situated adjacent to the Bupa Kensington Nursing Home, as a resident at the Chartwell House apartments, you will be free to enjoy your retirement in the privacy of your own self contained apartment whilst having the peace of mind offered by the availability of a wide range of extra services and facilities from the Nursing Home, to include:

- ✓ **Meals:** Served either in the communal conservatory or in your own apartment.
- ✓ **Laundry service:**
- ✓ **Ironing service:**
- ✓ **Hairdresser:** The availability of a visiting Hairdresser

**Please note that all services are subject to extra costs:**

In addition, and should the need arise, residents may discuss the option of respite care or long term care with the Home Manager, by appointment.



Main Bathroom



Kitchen



Hallway



Lounge

## 1 CHARTWELL HOUSE

**Goldsborough Estates are delighted to offer for sale this beautifully presented two bedroom apartment situated on the ground floor of this sought after retirement development in the heart of Kensington.**

- ✓ Entry security phone.
- ✓ Emergency call points offering 24 hour cover.
- ✓ Economy 7 Storage Heating

### **Accommodation:**

#### **Entrance Hall**

Built in storage cupboards.

#### **Lounge**

A bright and airy room neutrally decorated and benefiting from 3 double patio doors leading to a private terrace to the front of the development. Built in fire place, TV and telephone point.

#### **Kitchen**

Fully fitted with a range of neutrally coloured wall and floor units with worktop over, built in combination cooker/microwave, hob and integrated fridge freezer.

#### **Master Bedroom**

A good sized double bedroom with built in wardrobes with the added feature of 2 double patio doors opening out on to the private patio area - a very desirable en suite wet room with walk in shower, W.C and wash basin, which is tiled in Travertine stone.

#### **Bedroom 2**

Accessed through double doors from the Lounge, with double patio doors, and built in cupboards. This room could also be utilized as a dining room or study.

#### **Shower Room**

A well proportioned room fitted with a white three piece suite comprising pedestal hand wash basin, WC and shower cubicle.


#### **Hallway**

With built in glass fronted storage cupboards creating a feature within the hallway.


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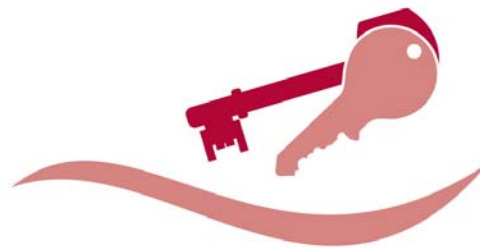
## Energy Performance Certificate

Address: Flat 1 Chartwell House 12, Ladbroke Terrace, , LONDON, W11 3PG  
 RRN: 9396-2849-6528-9279-8001

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>	← <b>73</b>	← <b>75</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO2) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	← <b>56</b>	← <b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO2 emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



# NAEA

National Association of  
Estate Agents

## 1 CHARTWELL HOUSE

### Leaseholders Information

<u>Tenure:</u>	Leasehold.
<u>Length of Lease:</u>	999 years from 1 March 1991
<u>Prescribed Age:</u>	Residents must be a minimum of 60 years of age. If a couple occupies the apartment, then one of the couple may be under the prescribed age.
<u>Pets Policy:</u>	Please call us to discuss the Pets Policy at Chartwell House
	on
	0800 731 6287.

### Breakdown of Charges

<u>Service Charge:</u>	£1,656.69 per quarter Includes a contribution to a sinking and redecoration fund.
<u>Ground Rent:</u>	£12.50 per quarter
<u>Building Insurance:</u>	£428.22 per annum to 14 January 2013

**Interested in Viewing? Book an appointment with the Agents, Goldsborough Estates. The office is open 9.00am to 5.30pm Monday to Friday.**

**Freephone 0800 731 6287**  
**[www.goldsboroughestates.co.uk](http://www.goldsboroughestates.co.uk)**