



The Complete Property Service

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Abingdon Mansions, Abingdon Road, Kensington, London, W8 **For Sale**

3 Bedrooms | 1 Reception | 1 Bathroom | Leasehold | Council Tax Band F

New Lease Extension
Period Mansion Block
Immediate Income Potential
Wooden Floors
Outside Space
Near Holland Park
Just off High Street Kensington
Great transport links
Circa 800 sq ft
Prestigious location

£900,000
Offers in
excess

Building Consultancy & Surveying, Commercial Agency, Commercial Management,
Commercial Investment, Professional Valuations, Residential Lettings, Residential Sales,
Residential Management, Service Charge & Estate Management



Nestled within a charming period mansion block in the heart of Kensington, this delightful apartment is a great home or or investment.

Spanning nearly 800 sqft, the property boasts three spacious double bedrooms, making it an ideal choice for professionals, families, or investors.

The property features a separate fitted kitchen and a well-appointed bathroom, offering both functionality and modern aesthetics.

Currently tenanted under an assured shorthold tenancy (AST) until August, the property achieves a rental income of £3,300 per calendar month (excluding bills), £39,200 per annum. Estimated Rental Value of a new tenancy is circa £43,200. This makes it an excellent investment opportunity, offering immediate income potential.

Alternatively, it can be acquired as a vacant property at the end of the tenancy, perfect for those looking to make it their own.

Located on a quiet residential street the flat provides a peaceful retreat while being just moments away from the vibrant amenities of Kensington. This prime location is a short stroll from Holland Park, High Street Kensington Shopping, and the High Street Kensington Underground station, served by the District and Circle Lines. An array of bus routes further enhances connectivity to the surrounding areas.

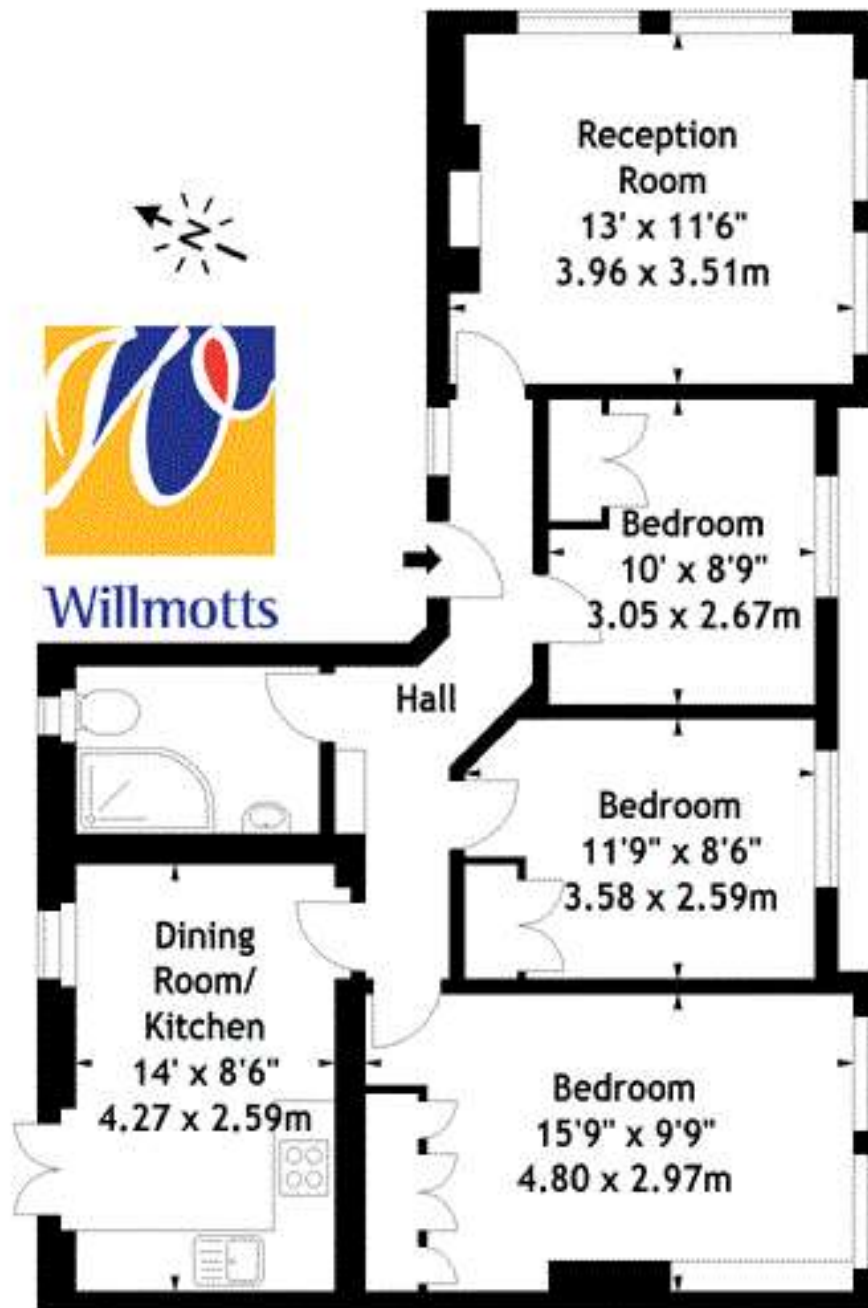
The neighbourhood exudes a welcoming village atmosphere, with a wealth of local restaurants, stylish bars, and hidden gems like the Scarsdale Tavern waiting to be explored. Whether it's boutique shopping, fine dining, or leisurely walks through Holland Park, this property places you in the centre of it all.

With its fantastic location, contemporary appeal, and immediate income potential, this flat represents a rare opportunity to invest in one of London's most sought-after areas.

Newly Extended 178 year lease
Service Charge £1609.40
Ground Rent: Nil



Abingdon Mansions, W8
Approx. Gross Internal Area
773 Sq Ft - 71.81 Sq M



Lower Ground Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate.

This floor plan is for illustrative purposes only and is not to scale.

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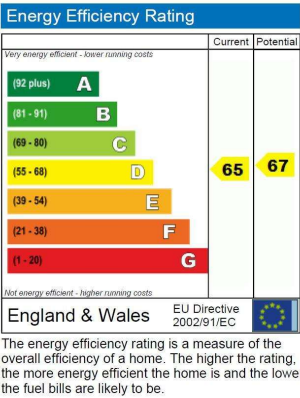
Photographs * Floorplans * Virtual Tours

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Map



EPC



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