



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **Abbots House, Kensington, London W14**

A bright and spacious two bedroom, two bathroom refurbished apartment situated on the first floor of this modern purpose built block with lift and resident porter. The property benefits from a double reception room, modern kitchen, two bedrooms both with en-suite bath/ shower rooms and a guest cloakroom. Off-street parking is available on a first come, first served basis

This property has a short lease and professional advice should be taken regarding the extension costs.

Abbots House is a well-maintained purpose-built block in a highly desirable location just moments away from the shopping, entertainment and transport facilities of Kensington High Street and the open spaces of Holland Park which are just a short walk away.



DOUBLE RECEPTION ROOM : KITCHEN : 2 BEDROOMS : 2 BATHROOMS :  
GUEST WC : LIFT : RESIDENT PORTER : OFF STREET PARKING (UN-  
ALLOCATED) : LEASE EXP 2061 : SERVICE CHARGE £4200 ANNUALLY :  
GROUND RENT £150 ANNUALLY : EPC RATING C

**Asking Price £800,000**

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**Abbots House, Kensington, London W14**

SUBJECT TO CONTRACT

**TERMS:**

TENURE: Leasehold

Asking Price £800,000

Lease: 36 Years

Service Charge: £4200 Annually Approx

**IMPORTANT NOTICE**

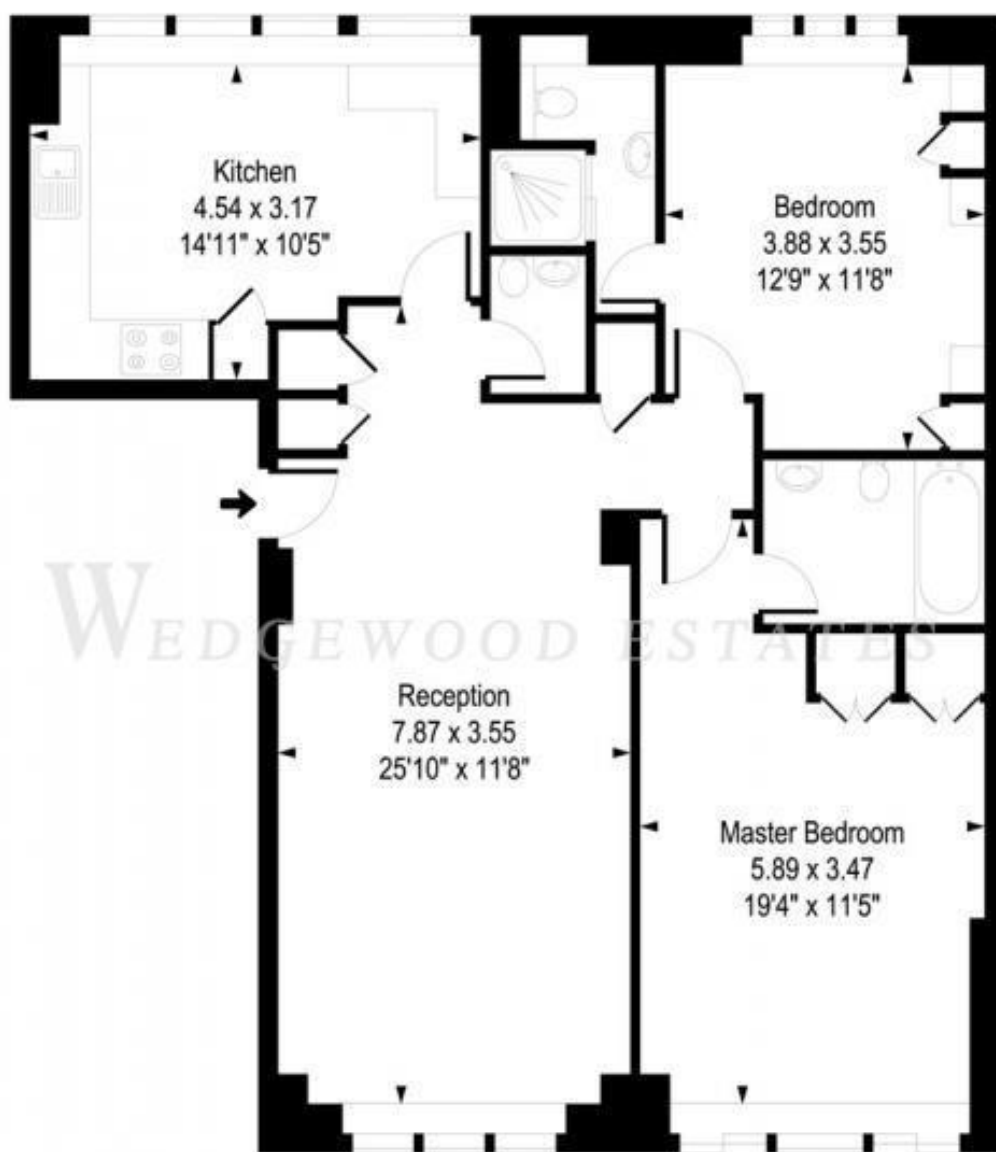
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

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.





# Abbot's House Melbury Road, W14




## First Floor

Approx Gross Internal Area **942 Sq Ft - 87.49 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.




## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	83
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.