



WEDGEWOOD ESTATES

Residential Sales & Lettings

St Mary Abbots Terrace, Kensington, W14

A bright and spacious family freehold house situated in a desirable private road, benefiting from off street parking for 2 cars. The property enjoys a bright open aspect with the reception room opening up to a balcony on the first floor with a separate dining room leading to a patio on the ground floor and a good sized fully fitted kitchen.

The master bedroom has an en-suite bathroom and walk-in wardrobe and there are 4 further bedrooms, a family bathroom and a guest cloakroom.

St Mary Abbots Terrace is a tree-lined private terrace of houses ideally located close to Kensington High Street and a short walk away from the open green spaces and activities of Holland Park.



RECEPTION ROOM : DINING ROOM : KITCHEN : 4 BEDROOMS : 5TH
BEDROOM/STUDY : 2 BATHROOMS (1 EN-SUITE) : GUEST WC :
BALCONY : PATIO : OFF STREET PARKING FOR 2 CARS : COUNCIL TAX
BAND H : FREEHOLD : EPC RATING C

Guide Price £2,350,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Freehold

Guide Price £2,350,000

Service Charge: £0 Approx

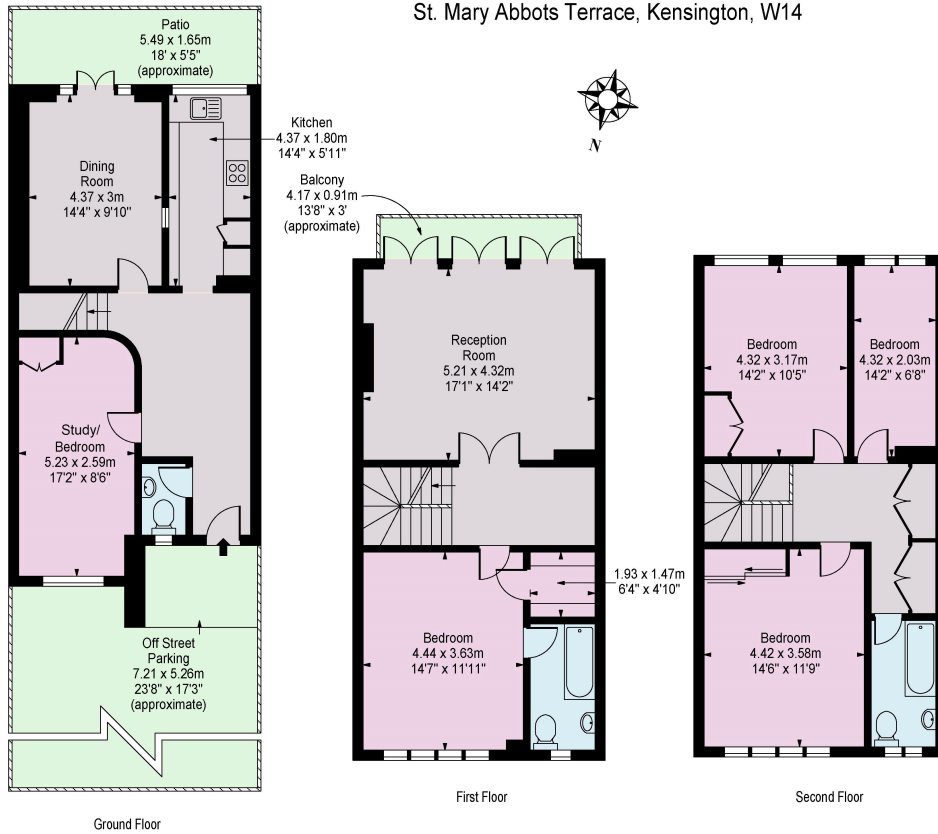
IMPORTANT NOTICE

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.




St. Mary Abbots Terrace, Kensington, W14



Approx Gross Internal Area 1855 Sq Ft - 172.3 Sq M

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	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.