



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **St Mary Abbots Court, Warwick Gardens, Kensington, W14**

A spacious (1700 Sq Ft) lower ground floor apartment, with lift, in this prestigious, portered mansion block on the corner of Warwick Gardens and Kensington High Street with the benefit of a lock-up garage. The accommodation comprises a reception room, five bedrooms, 2 bathrooms, guest cloakroom, kitchen and utility room. This could be conveniently changed to four bedrooms and a separate dining room for more formal entertaining.

Further benefits include a well-maintained communal garden and lock-up garage.

The property has been owned by the same family for over 40 years and is now in need of complete modernisation.

St Mary Abbots Court is a secure, portered building ideally situated for the shopping, entertainment and transport facilities of Kensington High Street with the green, open spaces of Holland Park just a short walk away and easy access to the M4 to Heathrow.



RECEPTION : 5 BEDROOMS : 2 BATHROOMS : GUEST WC : KITCHEN :  
UTILITY ROOM : PORTER : LIFT : LOCK-UP GARAGE : S CHARGE  
£13,111.55 P/A APPROX. INC. RESERVE FUND : GARAGE S. CHARGE  
£693.37 P/A APPROX. : COUNCIL TAX BAND G : EPC RATING F

**Asking Price £1,295,000**

**Tel: 020 7603 7121**

296 Kensington High Street, London W14 8NZ Fax: 020 7603 8065  
sales@wedgewoodestates.co.uk rentals@wedgewoodestates.co.uk

# St Mary Abbots Court, Warwick Gardens, Kensington, W14

## SUBJECT TO CONTRACT

### **TERMS:**

TENURE: Leasehold

Asking Price £1,295,000

Lease: 956 Years

Service Charge: £13804 Annually Approx

### **IMPORTANT NOTICE**

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

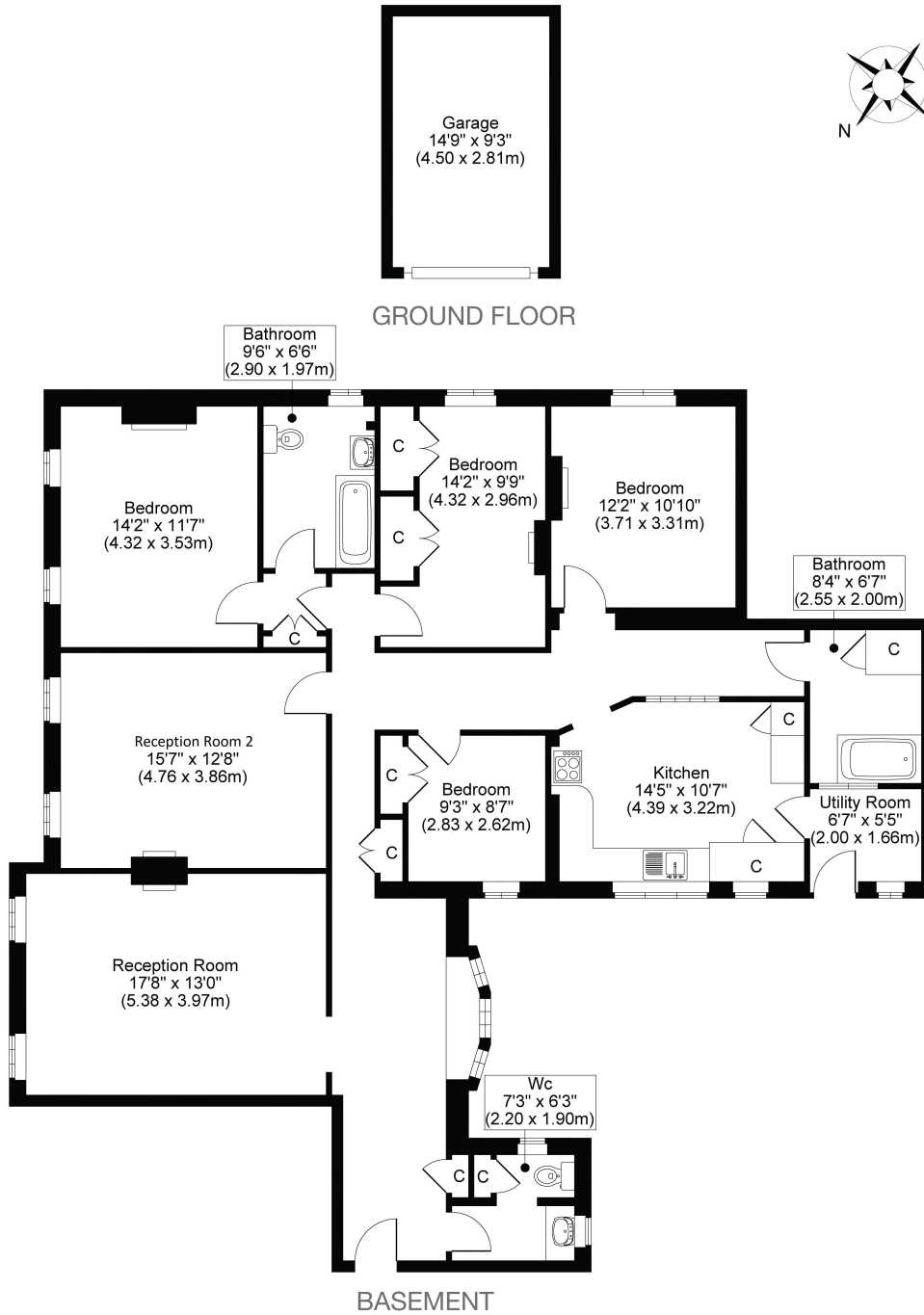
1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. 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.



ST. MARY ABBOTS COURT, WARWICK GARDENS, W14

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1838 SQ.FT (171 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1702 SQ.FT (158 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

# 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
55-68 <b>D</b>		
39-54 <b>E</b>	38	
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC

