



WEDGEWOOD ESTATES

Residential Sales & Lettings

St Mary Abbots Court, Kensington High Street, W14

A bright 2 double bedroom apartment on the 4th floor (with lift) of this sought-after mansion block on Warwick Gardens, just a minute's walk from Kensington High Street. This well-proportioned property has a good-sized, eat-in kitchen with modern appliances and a stylish marble-tiled bathroom and a guest cloakroom. The property benefits from high ceilings and marble-tiled floors throughout as well as far-reaching westerly views. Additionally it has its own lock-up garage and residents have access to a communal garden.

St Mary Abbots Court with its imposing entrances is a very popular, well-managed portered building close to all the restaurants, cafes and shopping facilities of Kensington High Street and with first-class transport links and easy access for the M4 to Heathrow.



RECEPTION : SEPARATE EAT-IN KITCHEN : TWO DOUBLE BEDROOMS :
BATHROOM : GUEST CLOAKROOM : PORTER : LIFT : COMM. GARDEN :
LOCK UP GARAGE : SERVICE CHARGE £8687 PA INC.HEATING/HW +
SINKING FUND : COUNCIL TAX BAND G : EPC RATING D

Asking Price £1,225,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Share Of Freehold

Asking Price £1,225,000

Lease: 957 Years

Service Charge: £8946.84 Annually Approx

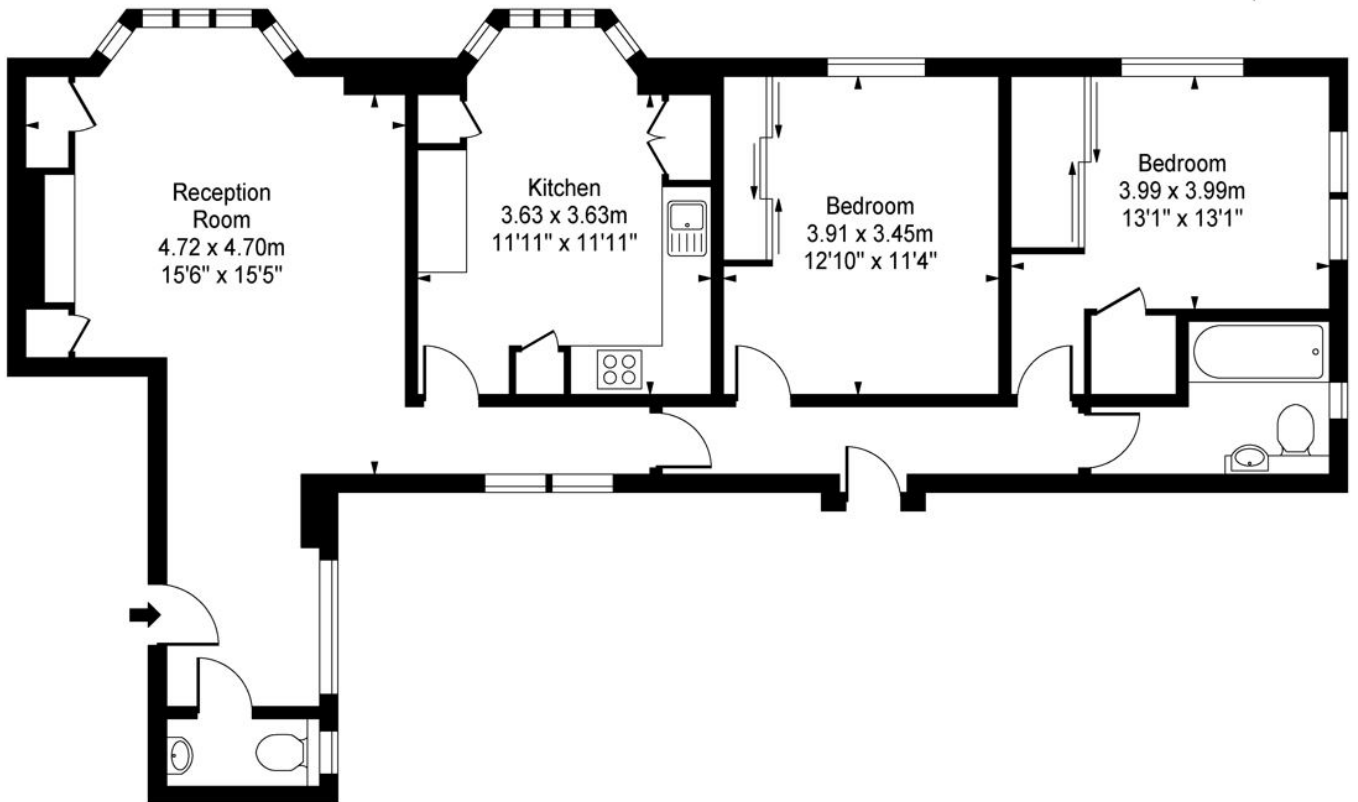
IMPORTANT NOTICE

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.



Warwick Gardens, W14




Fifth Floor

Approx Gross Internal Area 939 Sq Ft - 87.23 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		
(69-80) C		79
(55-68) D	64	
(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.