



WEDGEWOOD ESTATES

Residential Sales & Lettings

St Mary Abbots Court, Warwick Gardens, Kensington, W14

An exceptionally spacious and contemporary apartment situated the 1st floor of this sought-after portered mansion block with lift, next to Kensington High Street. This bright apartment with high ceilings offers excellent living and entertaining space, wood flooring, good storage, fully fitted modern kitchen, one double bedroom, contemporary bathroom and guest cloakroom. Residents also benefit from access to a communal garden.

St Mary Abbot's Court is conveniently located for the excellent shopping and transport facilities of Kensington High Street and within walking distance to the open green spaces of Holland Park.



**DOUBLE RECEPTION : FULLY FITTED KITCHEN : DOUBLE BEDROOM :
BATHROOM : GUEST WC : PORTER : LIFT : COMMUNAL GARDEN :
SHARE OF FREEHOLD ; LEASE EXP 2131 : SERVICE CH £7800PA INC
HEATING/HW : COUNCIL TAX BAND F : EPC RATING D**

Offers In Excess Of £650,000

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

Offers In Excess Of £650,000

Lease: 106 Years

Service Charge: £7800 Annually Approx

IMPORTANT NOTICE

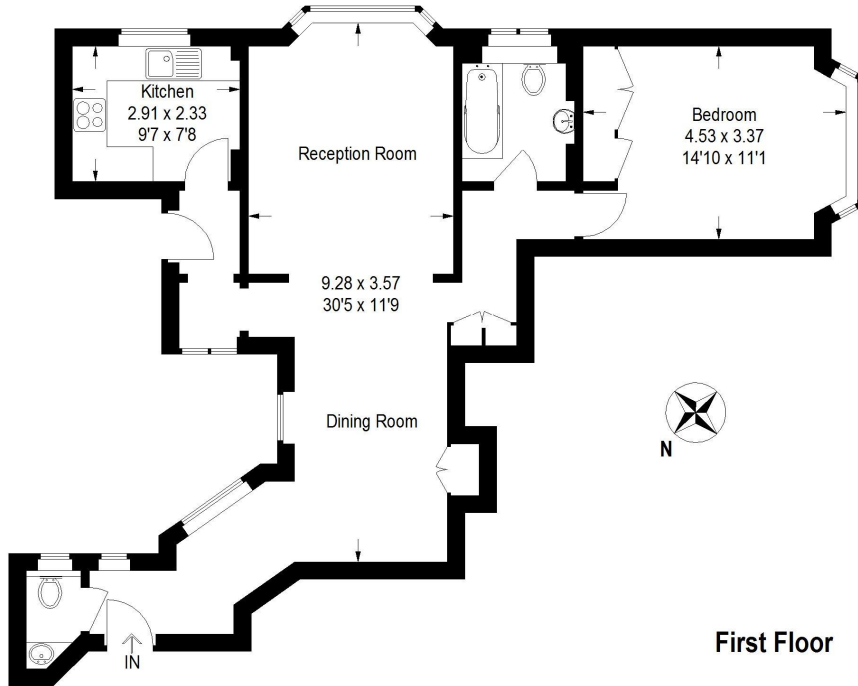
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

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

Approximate Gross Internal Area = 71.9 sq m / 774 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2015 (ID 172280)

| Energy Efficiency Rating | | |
|--|-----------|--|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | 58 | |
| (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.