



WEDGEWOOD ESTATES

Residential Sales & Lettings

Abbots House, St Mary Abbots Terrace, Kensington, W14

An exceptionally bright and well-proportioned two bedroom apartment situated on the 7th floor (with lift) of this well maintained, secure purpose built block in Kensington, with resident porter. The property, which has a lease in excess of 900 years, benefits from a generous reception / dining room opening up to a balcony, kitchen/breakfast room, two double bedrooms with built-in wardrobes, family bathroom, guest cloakroom and ample storage.

Abbots House is conveniently located in the heart of the Royal Borough of Kensington & Chelsea close to the shops and restaurants on Kensington High Street. There is a choice of stations within walking distance including Kensington Olympia, Kensington High Street and Earls Court with easy access to the M4 for Heathrow. It is also within close to the open green spaces of Holland Park.



**ENTRANCE HALL : RECEPTION / DINING ROOM : KITCHEN/BREAKFAST
ROOM : TWO DOUBLE BEDROOMS : FAMILY BATHROOM : GUEST
CLOAKROOM : COUNCIL TAX BAND G : LEASEHOLD (986 YEARS
APPROX.) : SERVICE CHARGE £4,737 P/A APPROX. : EPC RATING C**

Asking Price £1,000,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £1,000,000

Lease: 986 Years

Service Charge: £4737 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.



Abbots House

Approximate Gross Internal Area :- 81 sq m / 872 sq ft

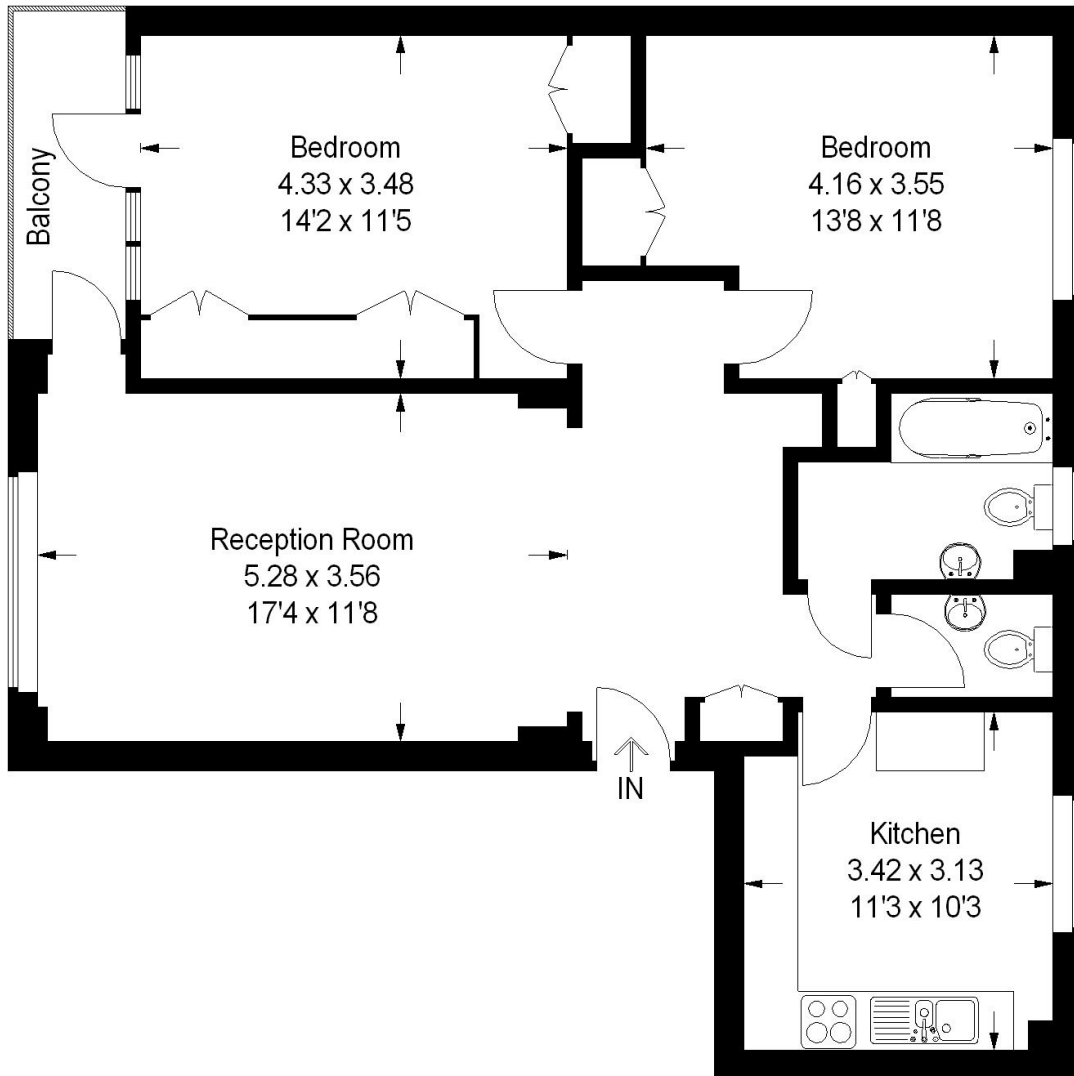
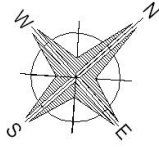


Illustration for identification purposes only,
measurements are approximate, not to scale.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		81
69-80 C	76	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

