



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **Abbotsbury House, 139 Abbotsbury Road, Kensington, W14**

An exceptionally bright, newly refurbished apartment situated on the first floor of this portered purpose-built block of flats in the heart of Holland Park. The property comprises; a generous reception / dining room opening up to a private balcony, fully-fitted, contemporary kitchen, two double bedrooms with built-in storage, family bathroom and a guest cloakroom. There is a resident porter and two lifts.

Abbotsbury House is ideally located for the shopping, entertainment and transport facilities of Kensington High Street and Holland Park Avenue and is just moments away from the open green spaces of Holland Park.

N.B. The seller will serve and assign to a Buyer notice to extend the lease.



**ENTRANCE HALL : RECEPTION / DINING ROOM : KITCHEN : TWO  
BEDROOMS : BATHROOM : GUEST CLOAKROOM : BALCONY : PORTER :  
LIFT : LEASEHOLD (36 YEARS) : SERVICE CHARGE £8,768 P/A APPROX  
INC RESERVE FUND. : EPC RATING C**

**Asking Price £995,000**

**Tel: 020 7603 7121**

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## **Abbotsbury House, 139 Abbotsbury Road, Kensington, W14**

### SUBJECT TO CONTRACT

#### **TERMS:**

TENURE: Leasehold

Asking Price £995,000

Lease: 36 Years

Service Charge: £8768 Annually Approx

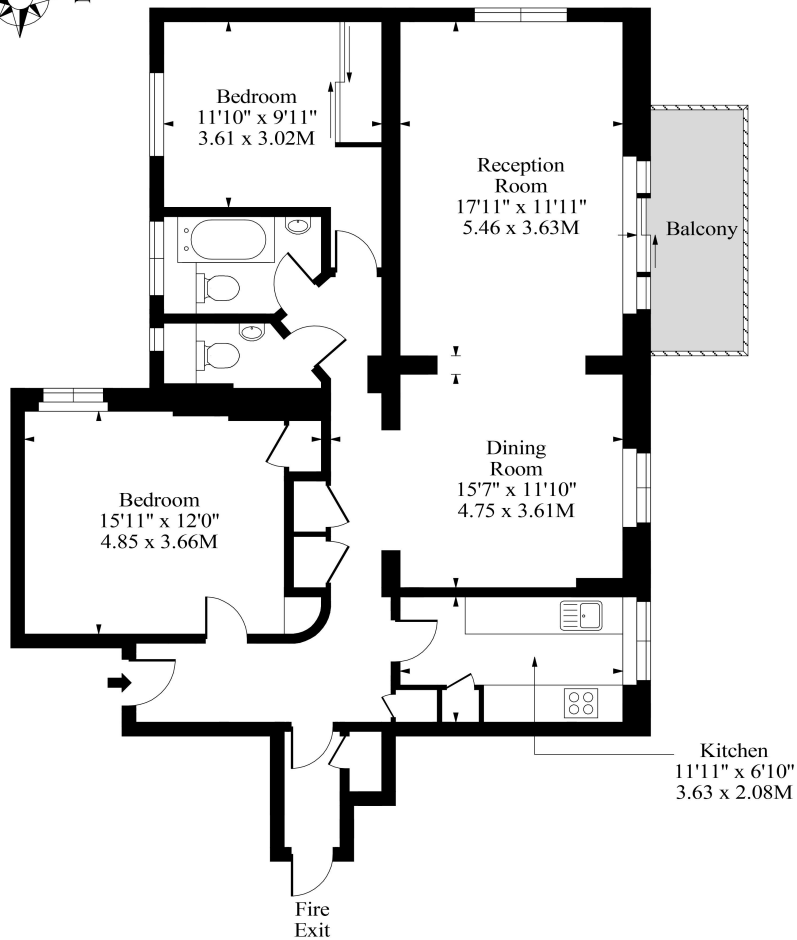
#### **IMPORTANT NOTICE**

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.



# Abbotsbury Road, Kensington, London, W14



Approx Gross Internal Area 1060 Sq Ft - 98.47 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy  
 However all measurements are approximate.  
 The floor plan is illustrative purposes only and is not to scale

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>	80	82
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	