



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **ST MARY ABBOTS COURT, KENSINGTON, W14**

Newly refurbished to a high standard, this is a spacious (1700 sq ft approx) lower ground floor apartment, with high ceilings, in a prestigious portered mansion block on the corner of Warwick Gardens and Kensington High Street. The accommodation comprises two reception rooms, four bedrooms, 2 bathrooms, guest cloakroom, eat-in kitchen and separate utility room.

Further benefits include wood floors throughout, a lock-up garage, lift and a well-maintained communal garden. Additionally, a complete renovation of the exterior and interior of the building is nearing completion.

St Mary Abbots Court is a secure portered building ideally situated for the entertainment and transport facilities of Kensington High Street with the green, open spaces of Holland Park a short walk away and easy access to the A4/M4 for Heathrow.



2 RECEPTIONS : 4 BEDROOMS : 2 BATHROOMS : GUEST WC : KITCHEN :  
UTILITY ROOM : PORTER : LIFT : LOCK-UP GARAGE : S. CHARGE INC.  
RESERVE FUND £13,111 P/A APPROX : SERVICE CHARGE GARAGE £694  
P/A APPROX : LEASE EXP 2980 : C. TAX BAND G : EPC RATING E

**Asking Price £1,850,000**

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# **ST MARY ABBOTS COURT, KENSINGTON, W14**

## SUBJECT TO CONTRACT

### **TERMS:**

#### **TENURE:**

Asking Price £1,850,000

Lease: 955 Years

Service Charge: £13112 Annually Approx

### **IMPORTANT NOTICE**

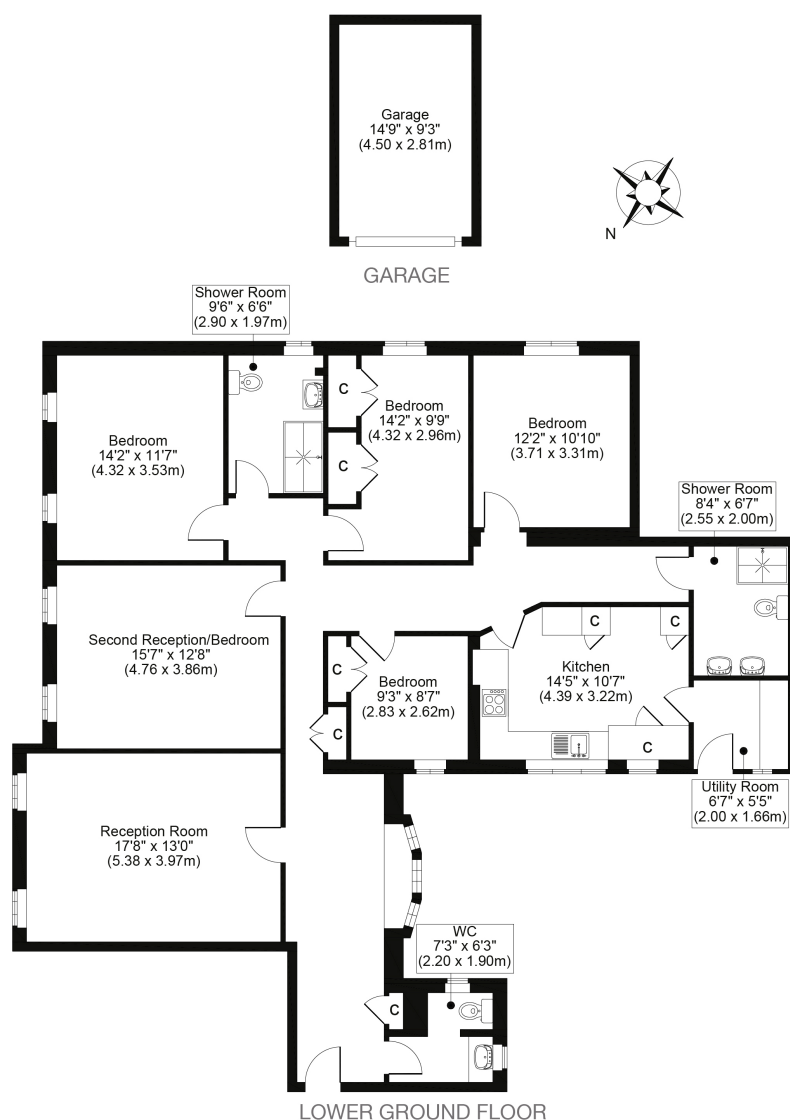
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

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.