



WEDGEWOOD ESTATES

Residential Sales & Lettings

Abingdon Court, Abingdon Villas, Kensington, W8

A bright and spacious three-bedroom apartment, quietly positioned on the top floor, with lift, of this sought-after portered mansion block in central Kensington. Beautifully presented in a neutral style, the property features a generous entrance hall and a double reception/dining room with high ceilings, creating superb entertaining spaces with far-reaching views. There are 3 bedrooms, a bathroom and a separate shower room. Additional benefits include ample storage, and the services of a resident porter. This apartment has a 958-year lease with Share of Freehold.

Abingdon Court is conveniently situated for the excellent shopping, dining, and transport facilities of Kensington High Street, with the open green spaces of Holland Park only a short walk away and access to the M4 motorway to Heathrow close by.



ENTRANCE HALL : DOUBLE RECEPTION/DINING ROOM : EAT-IN KITCHEN
: 3 BEDROOMS : BATHROOM : SHOWER ROOM : LIFT : RES. PORTER : S
CHARGE APPROX £6,052/PA : RESERVE FUND APPROX £4,250/PA : C TAX
BAND G : LEASE 958 YRS + SOF : EPC RATING D

Asking Price £2,400,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Share Of Freehold

Asking Price £2,400,000

Lease: 958 Years

Service Charge: £6052 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.



Abingdon Court

Approximate Gross Internal Area (Including Reduced Headroom)
136 sq m / 1464 sq ft

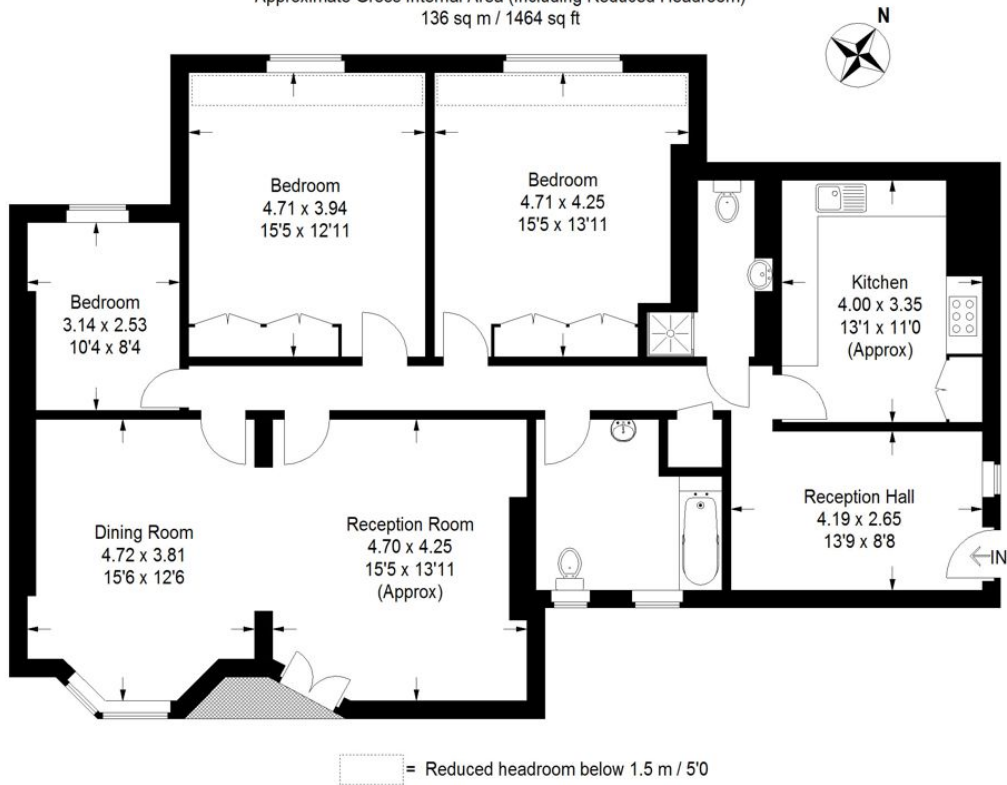


Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2014 (ID107567)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		80
55-68 D	55	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC