

Prime Address in Kensington W8

Brand New Refurbishment

**Direct Access to Award-Winning
Communal Gardens**

**Fully Renovated With Bespoke
Joinery Throughout**

Traditional Red Brick Mansion Block

South Facing Reception

Three Bedrooms

Share of Freehold



PROPERTY OVERVIEW

This is a smartly configured and beautifully renovated three bedroom apartment with direct access to award-winning communal gardens, in a traditional red brick mansion block just behind Kensington High Street.

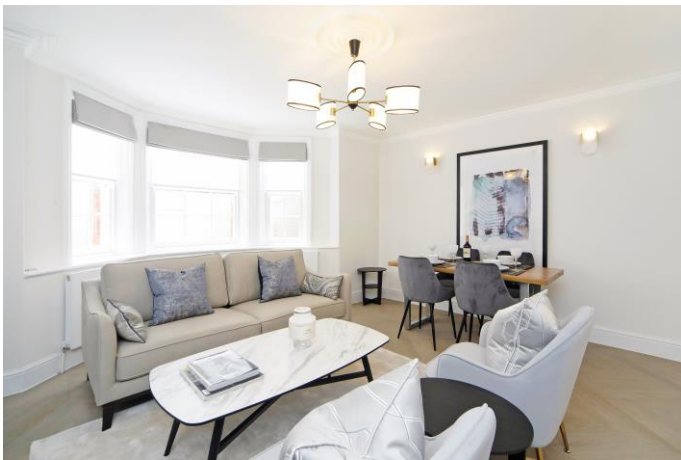
The apartment offers two double bedrooms and one single with an elegant bathroom and separate shower room. There is a large kitchen with access to a shared patio leading on to the manicured gardens to the rear. The property comes with bespoke joinery throughout, original fireplaces, herringbone parquet flooring and fine attention to detail.

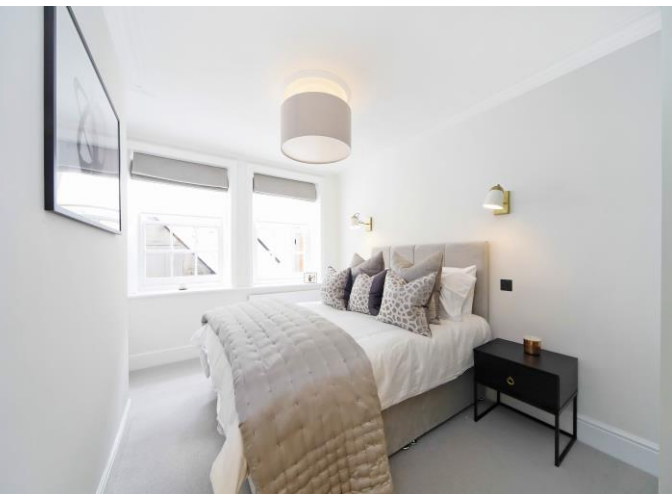
Occupying a prime address Abingdon Mansions is within easy walking distance of the green spaces of Holland Park, the shops and restaurants of Kensington High Street and various underground stations. Road access via the A4 and A40 are similarly convenient.

Local Authority: Royal Borough of Kensington and Chelsea.

Tenure: Share of Freehold with 999 years left on the lease from May 2005.

Service charge is £2500 per annum.





Energy Performance Certificate



Abingdon Mansions, Pater Street, LONDON, W8 6AB

Dwelling type: Reference number: 8671-7921-6270-5685-6926
Date of assessment: 25 September 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 01 October 2019 **Total floor area:** 86 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

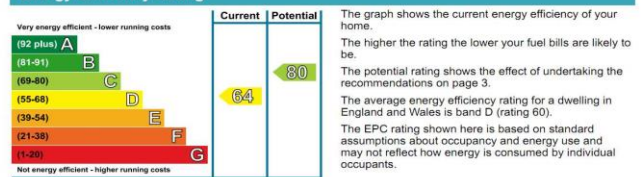
Estimated energy costs of dwelling for 3 years:	£ 2,319
Over 3 years you could save	£ 1,011

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 204 over 3 years	
Heating	£ 1,779 over 3 years	£ 801 over 3 years	
Hot Water	£ 342 over 3 years	£ 303 over 3 years	
Totals	£ 2,319	£ 1,308	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

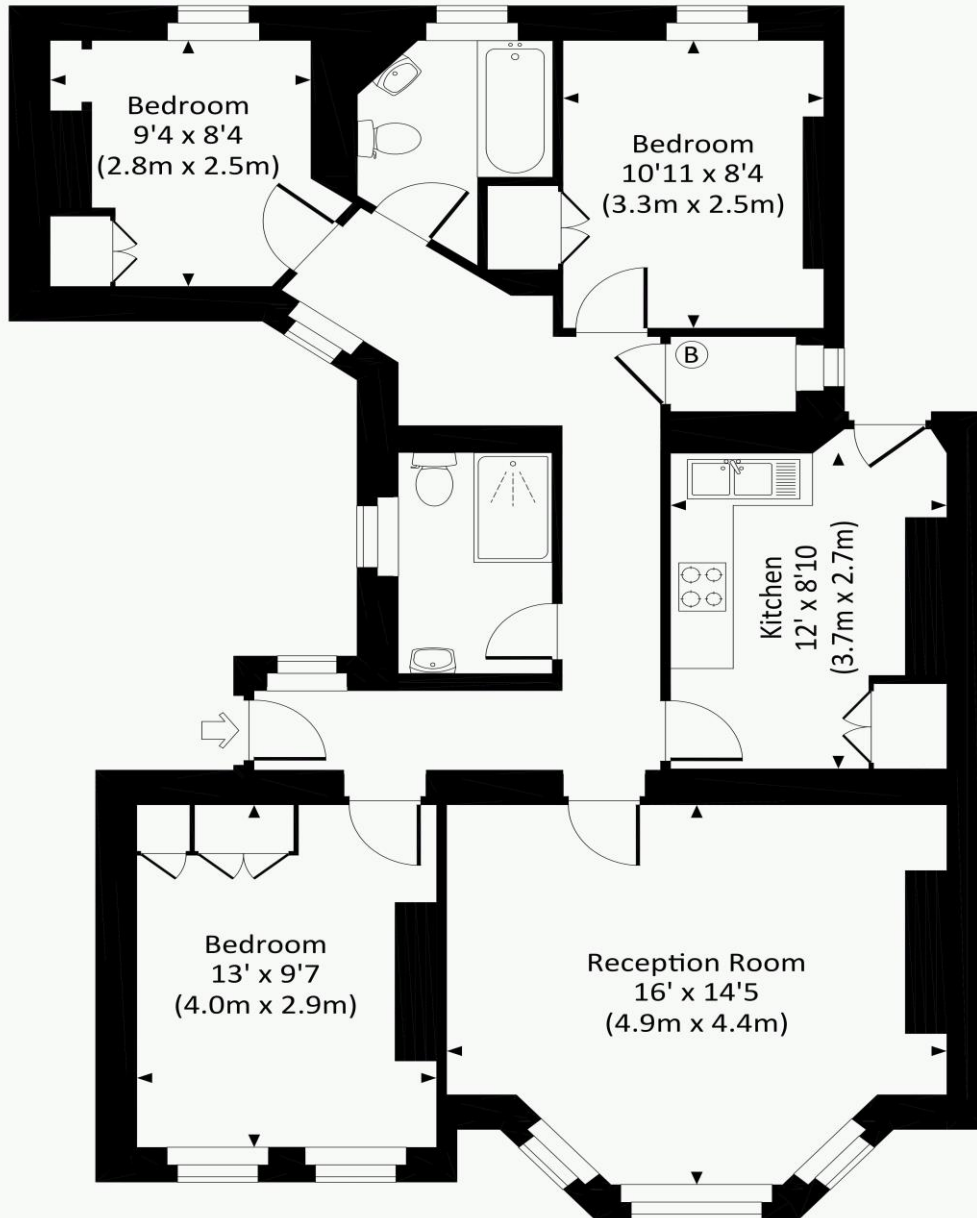
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 486
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 177
3 Draught proofing	£80 - £120	£ 21

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

ABINGDON MANSION, W8

Approx. gross internal area
942 Sq Ft. / 87.5 Sq M.



LOWER GROUND FLOOR

All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowningco.com - +44 7793 974 209