



St. Mary Abbots Court, Warwick Gardens, London W14 8RA

welcome to

St. Mary Abbots Court, Warwick Gardens, London

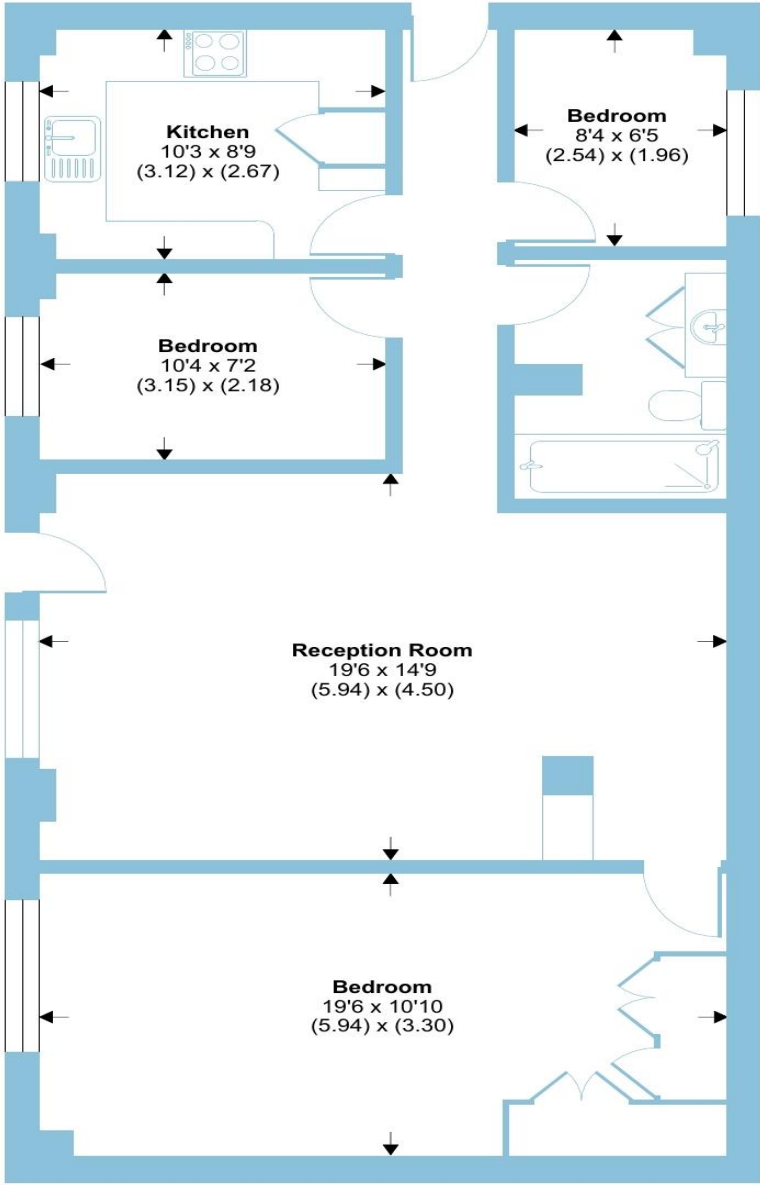
A superbly presented three bedroom lower ground floor flat situated in this prestigious building at the junction of Warwick Gardens and Kensington High Street.



Warwick Gardens, London, W14

Approximate Area = 884 sq ft / 82.1 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Barnard Marcus. REF: 953692



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St. Mary Abbots Court, Warwick Gardens, London

- Three bedrooms
- Private entrance
- Excellent condition
- Approx 884 sq/ft of living space
- No upper chain

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 150 years from 29 Sep 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide Price

£815,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WKT106095



Property Ref:
WKT106095 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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