



Warwick Gardens
London, W14





Set on the fourth floor of a popular Kensington block, this lateral apartment has been designed and refurbished to exacting standards throughout.

The property offers flexible accommodation with three bedrooms, all with en suite bathrooms, three reception rooms, a large kitchen with adjacent utility room, study and cloakroom. Further benefits include air conditioning throughout, one onsite garage (by separate negotiation) and a 24/7 porter.

St Mary Abbots Court on Warwick Gardens is situated south of Kensington High Street. The closest tube stations are Earls Court Underground Station (District and Piccadilly lines) and Kensington Olympia Station (District lines). Motorists will benefit from rapid routes to the West and Heathrow Airport via M4.

- Substantial lateral apartment
- Three bedrooms
- High-end finish
- Three bathrooms
- Private garage by separate negotiation
- Amble entertaining space

Asking Price £2,895,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		83
72-80	C	74	
63-71	D		
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold 997 years 6 months

Service Charge: £22,586.88 (Includes a reserve fund of £5,646.72 per quarter)

Ground Rent: £0

Local Authority: Royal Borough of Kensington & Chelsea

Council Tax Band: H

Chestertons Kensington Sales

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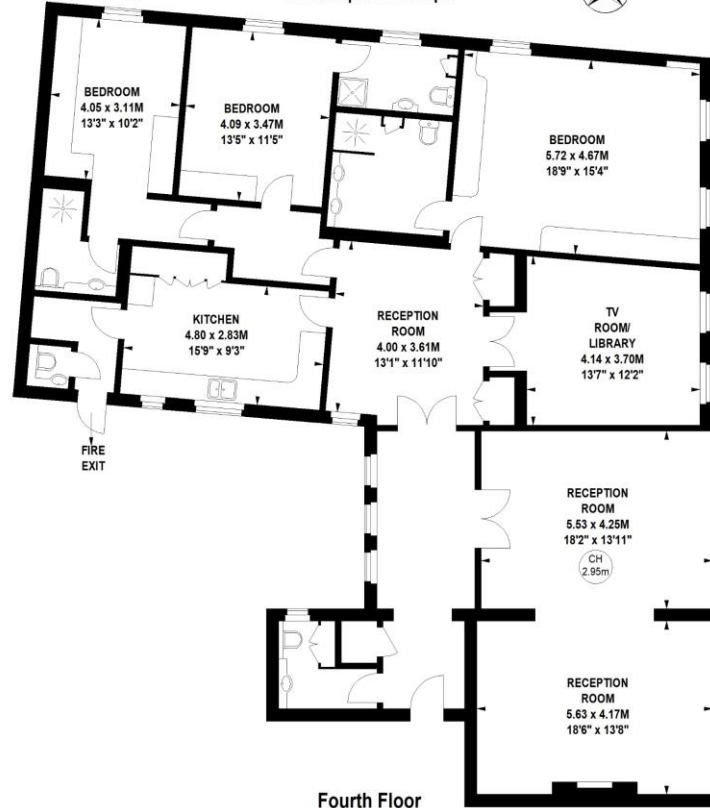
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**St. Mary Abbots Court,
Warwick Gardens, W14**

Approximate gross internal area
211.63 sq m / 2278 sq ft

Key :
CH - Ceiling Height



Fourth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

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