



St. Mary Abbots Court
Kensington, W14

CHESTERTONS





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 four 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
- Four bedrooms
- Air-conditions throughout
- Three bathrooms
- Private garage by separate negotiation
- Ample entertaining space

Asking Price £2,250,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-45 F		
31-39 G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Tenure: Leasehold 996 years remaining

Service Charge: £5,296.47 p.a

Ground Rent: £0

Local Authority: Kensington and Chelsea

Council Tax Band: H

Chestertons Kensington Sales

116 Kensington High Street

London

W8 7RW

kensington@chestertons.co.uk

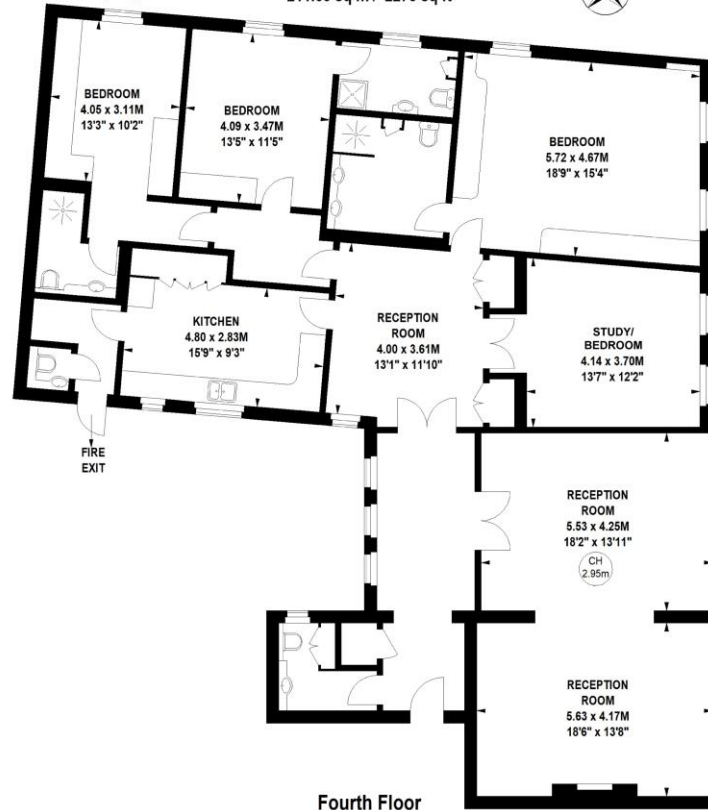
020 7937 7244

chestertons.co.uk

**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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