



Abingdon Court
Abingdon Villas, W8





A substantial three-bedroom first-floor apartment situated within an impressive redbrick mansion block in the sought-after area of Kensington, W8.

The property occupies the entire first floor and boasts a spacious reception room, flooded with natural light from numerous sash windows. Additionally, there are two opposing fireplaces. The fitted kitchen is generously sized, providing ample space to comfortably accommodate several people at a breakfast table.

The sleeping quarters comprise three double bedrooms. The principal bedroom features plenty of wardrobe space and access to an en suite shower room, while the remaining rooms are serviced by a larger family bathroom.

Further amenities include an inviting entrance hall, a balcony (non-demised), a separate utility room, additional storage, a lift, and a porter.

The property further benefits from an inviting entranceway, balcony (non demised), separate utility room, extra storage, lift and porter.

- First floor (lateral living)
- Generous reception room
- Lots of natural light
- Three double bedrooms
- Bathroom and en suite
- Separate utility room

Asking Price £3,000,000

Energy Efficiency Rating		
Energy efficiency - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
45-48 F		
35-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Tenure: Leasehold 958 years 11 months

Service Charge: £11,000 (Includes hot water)

Ground Rent: £0

Local Authority: Royal Borough of Kensington & Chelsea

Council Tax Band: G

Chestertons Kensington Sales

116 Kensington High Street

London

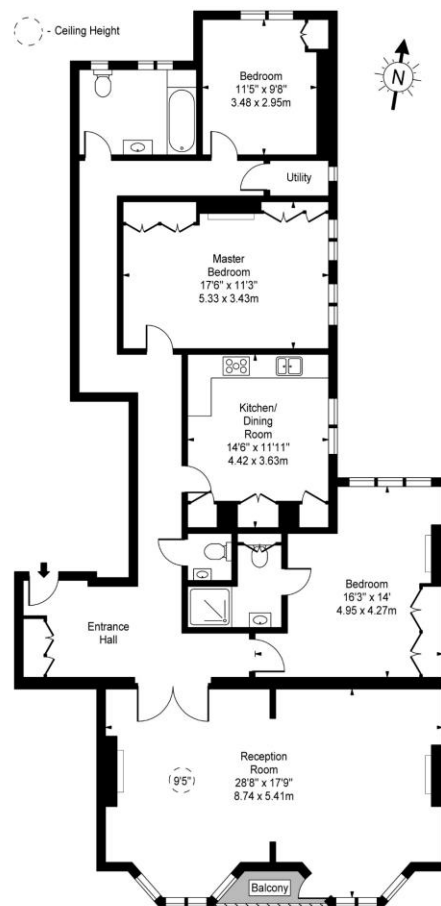
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**Abingdon Court,
Abingdon Villas,
Kensington, W8**



Approx Gross Internal Area **1753 Sq Ft - 162.85 Sq M**

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