



Abingdon Villas  
Kensington, W8





A superbly presented, three bedroom lateral apartment situated on the first floor (with lift) of this highly sought after mansion block in heart of Kensington.

Situated in the heart of Kensington on a wonderful tree lined street. This beautifully presented first-floor flat offers three spacious bedrooms. The property boasts a spacious separate kitchen and dining room. The flat has been carefully designed and maximises the space throughout. There is a charming private balcony—perfect for enjoying your morning coffee or unwinding in the evening.

Residents will benefit from the convenience of a lift and a dedicated team of porters, ensuring a hassle-free living experience. This purpose-built flat is ideally located close to a range of amenities, including shops, restaurants, and excellent transport links, providing easy access to the city and beyond.

Abingdon Court runs along Abingdon Villas, giving easy access to the abundant shopping, restaurant, leisure and transport amenities of Kensington High Street and Earl's Court, while the green open spaces of Holland Park and Kensington Gardens are close by.

- Three bedrooms
- Lift
- Balcony
- Porter
- Excellent natural light

Asking Price £2,000,000

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| 90-100 <b>A</b>                             |         |           |
| 81-90 <b>B</b>                              |         |           |
| 69-80 <b>C</b>                              | 70      | 81        |
| 55-68 <b>D</b>                              |         |           |
| 49-54 <b>E</b>                              |         |           |
| 41-48 <b>F</b>                              |         |           |
| 31-39 <b>G</b>                              |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |

**Tenure:** Leasehold 957 years remaining

**Service Charge:** £10,300 p.a

**Ground Rent:** £0

**Local Authority:** Kensington and Chelsea

**Council Tax Band:** G

**Chestertons Kensington Sales**

116 Kensington High Street

London

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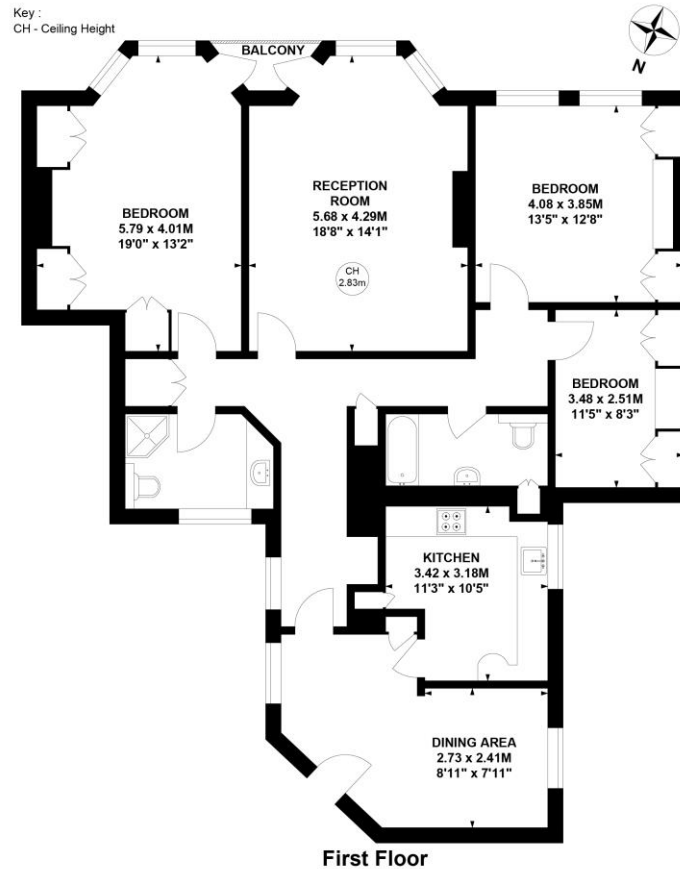
020 7937 7244

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## Abingdon Court, W8

Approximate gross internal area

127.35 sq m / 1371 sq ft



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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