# Warwick Gardens

Kensington, W14

CHESTERTONS

THE FASHION BOOK
SPECTACULAR HOMES

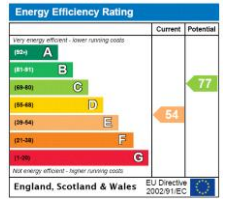
An extremely spacious four double bedroom lateral apartment in a portered block moments from Kensington High Street.

Set on the sixth floor (accessed via a lift) and offering nearly 2500sqft of internal living space is this generous family apartment with a flexible layout and an abundance of natural light and storage throughout. The accommodation briefly comprises an inviting entrance way with large bay window and guest WC, a large double reception room with south facing aspect and fireplace, kitchen/ breakfast room with useful utility cupboard and separate study room, four generous double bedrooms (two with ensuite bathrooms) and an additional family bathroom. Now in need of some modernisation, this apartment represents an exciting opportunity to create a bespoke home in a well-run and well regarded block in the heart of Kensington.

St Mary Abbots Court is located on the corner of Warwick Gardens and Kensington High Street, ideally situated for all the local leisure and transport amenities of Kensington, while the green open spaces of Holland Park are a short walk away.

- Four double bedrooms
- Porter, lift and communal gardens
- Chain free
- Excellent location

Asking Price £2,500,000




**Tenure:** Share of Freehold 955 years remaining
**Service Charge:** £2,0478.12 p.a
**Ground Rent:** £0
**Local Authority:** Kensington and Chelsea
**Council Tax Band:** H

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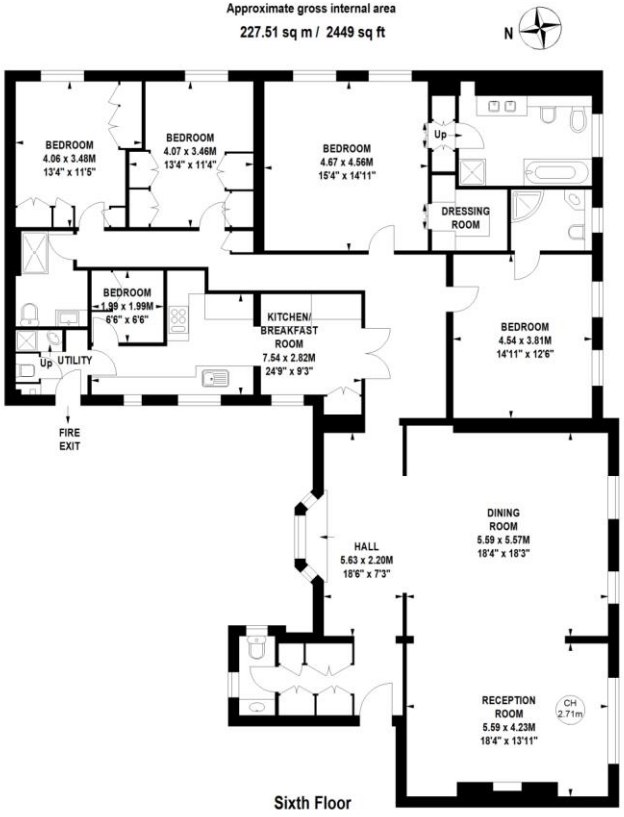
# St. Mary Abbots Court, W14

Approximate gross internal area

227.51 sq m / 2449 sq ft




Sixth 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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