






{ ABINGDON ROAD LONDON W8
£6,500 PER MONTH AVAILABLE 02/04/2025

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Abingdon Road London W8

£6,500 Per Month
Furnished

 3 Bedrooms
 2 Bathrooms
 1 Reception

Features

- Three Bedrooms, - Two Bathrooms, -
Maisonette, - Terrace, - Furnished

Council Tax

Council Tax Band H

Hamptons
8 Hornton Street
Kensington, London, W8 4NW
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KensingtonLettings@hamptons.co.uk
www.hamptons.co.uk

{ A THREE BEDROOM MAISONETTE WITH ROOF TERRACE

The Property

A spacious three bedroom two bathroom maisonette with a private terrace, located on a quiet street just off Kensington High Street. The property is entered on the ground floor with stairs leading to a spacious eat-in kitchen with access to a private decked roof terrace. There is a bright and spacious double aspect reception room with fantastic ceiling heights, original fireplaces and wooden flooring. There are three double bedrooms all with built-in storage and two bathrooms. The property is offered furnished.

Location

Abingdon Road is located close to the amenities of Kensington High Street (Circle and District lines) and is a short walk to the open spaces of Holland Park.



ABINGDON ROAD



Approximate Gross Internal Area (Excluding Eaves / Reduced Headroom)

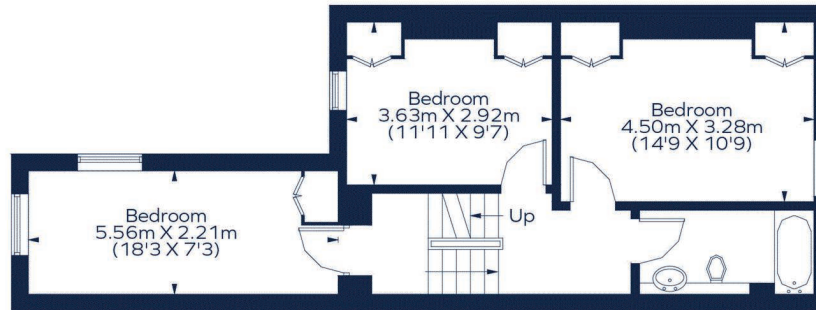
Ground Floor = 97 sq. ft. (9.0 sq. m.)

First Floor = 556 sq. ft. (51.7 sq. m.)

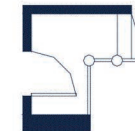
Second Floor = 567 sq. ft. (52.7 sq. m.)

Third Floor = 27 sq. ft. (2.5 sq. m.)

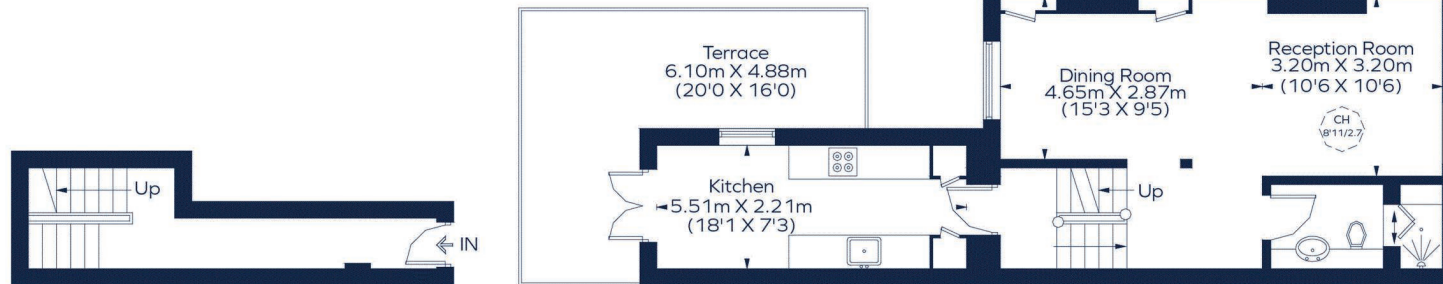
Total = 1247 sq. ft. (115.9 sq. m.)



Second Floor



Third Floor



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
ID 863885

CH = Ceiling Height

⊠ = Skylight / Roof Window

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		
How energy efficient does the building is?	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (22-38)		
G (1-21)		
For energy efficient - higher rating costs less to run		
England & Wales	55	73
EU Directive 2002/91/EC		

