



Warwick Gardens
Holland Park, W14

CHESTERTONS





A substantial 4-bedroom apartment on the third floor situated in this very smart purpose-built block with a lift and 3 live-in porters. Boasting 2 receptions, a large kitchen, and 4 bathrooms.

Offering approximately 2260 sq. ft. of lateral living and sleeping accommodation, this well-appointed apartment comprises a drawing room, a second reception room, a dining area, and a fully fitted kitchen with a utility room. There are four double bedrooms (main en-suite) as well as three shower rooms. Further benefits include access to communal gardens in St Mary Abbots Court.

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.

“The photos of the property are real, however some of the furniture and furnishing items have been computer generated for illustration purposes only.”

- Share of Freehold
- Easy access to local amenities
- Good transport links (Tube, Train & Bus)
- Parks and green spaces nearby
- Porter

£9,533.32 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

chestertons.co.uk/property-to-rent/applicable-fees

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		
63-71	D	68	82
54-62	E		
45-53	F		
35-44	G		

EU Directive 2002/91/EC

Minimum Term: 6 months
Deposit Required: £13,199.98
Local Authority: Royal Borough of Kensington & Chelsea
Council Tax Band: H
EPC Rating: D
Unfurnished

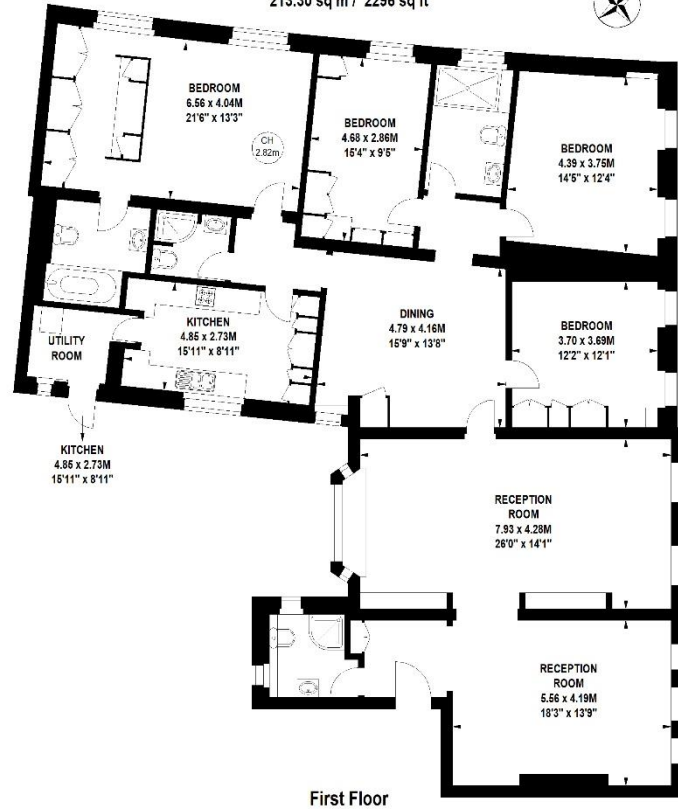
Chestertons Kensington Lettings

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**St. Mary Abbots Court,
Warwick Gardens,
Holland Park, W14**
Approximate gross internal area
213.30 sq m / 2296 sq ft

Key:
CH - Ceiling Height



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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