



Abingdon Villas
Kensington, W8

CHESTERTONS





A stunning newly refurbished four-bedroom house in this prime location in the heart of Kensington.

The property has been finished to excellent standards. It comprises a bright double reception room, a modern kitchen with family room and utility room.

Three double bedrooms and a single bedroom plus a study room/office are all airy rooms arranged over top floors and benefit of three modern bathrooms (including 1 en suite). The property further benefits of two storage rooms and a lovely paved garden.

Abingdon Villas is ideally located only a short distance from the amenities of the Kensington High Street and the beautiful Holland Park.

- Six bedrooms
- Three double bedrooms
- Two receptions
- Two bathrooms
- Garden

£2,300 per week (£9,966.67 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](https://www.chestertons.co.uk/property-to-rent/applicable-fees)

Minimum Term: 12 months
Deposit Required: Six weeks
Local Authority: Royal Borough of Kensington & Chelsea
Council Tax Band: H
EPC Rating: E
Unfurnished

Chestertons Kensington Lettings

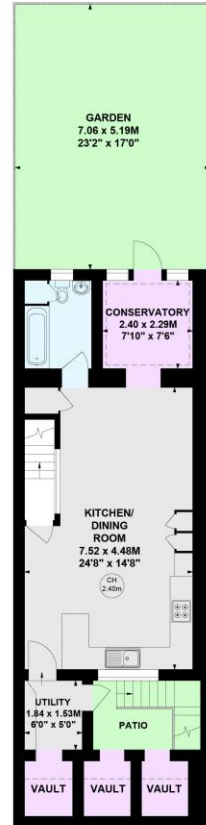
116 Kensington High Street
Kensington
London
W8 7RW

kensingtonlettingsusers@chestertons.co.uk
02079377260

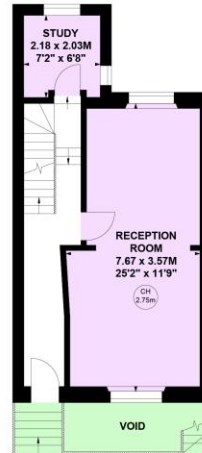
Abingdon Villas, W8

Approximate gross internal area
178.24 sq m / 1918 sq ft
(Including Vault)
Vault : 6.41 sq m / 69 sq ft

Key :
CH - Ceiling Height



Lower Ground Floor



Ground Floor



Second Floor



First Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable