



# ADD TEXT HERE

Nestled within a charming period mansion block in the heart of Kensington, this delightful apartment is a great home or or investment.

The property features three spacious double bedrooms, making it an ideal choice for professionals, families, or investors, a separate fitted kitchen and a well-appointed bathroom, offering both functionality and modern aesthetics.

Currently tenanted under an assured shorthold tenancy (AST) until August, the property achieves a rental income of £3,300 per calendar month (excluding bills), £39,200 per annum. Estimated Rental Value of a new tenancy is circa £43,200. This makes it an excellent investment opportunity, offering immediate income potential.

Alternatively, it can be acquired as a vacant property at the end of the tenancy, perfect for those looking to make it their own.

Located on a quiet residential street the flat provides a peaceful retreat while being just moments away from the vibrant amenities of Kensington. This prime location is a short stroll from Holland Park, High Street Kensington Shopping, and the High Street Kensington Underground station, served by the District and Circle Lines. An array of bus routes further enhances connectivity to the surrounding areas.

The neighbourhood exudes a welcoming village atmosphere, with a wealth of local restaurants, stylish bars, and hidden gems like the Scarsdale Tavern waiting to be explored. Whether it's boutique shopping, fine dining, or leisurely walks through Holland Park, this property places you in the centre of it all.

With its fantastic location, contemporary appeal, and immediate income potential, this flat represents a rare opportunity to invest in one of London's most sought-after areas.

NB: This property has been virtually staged.





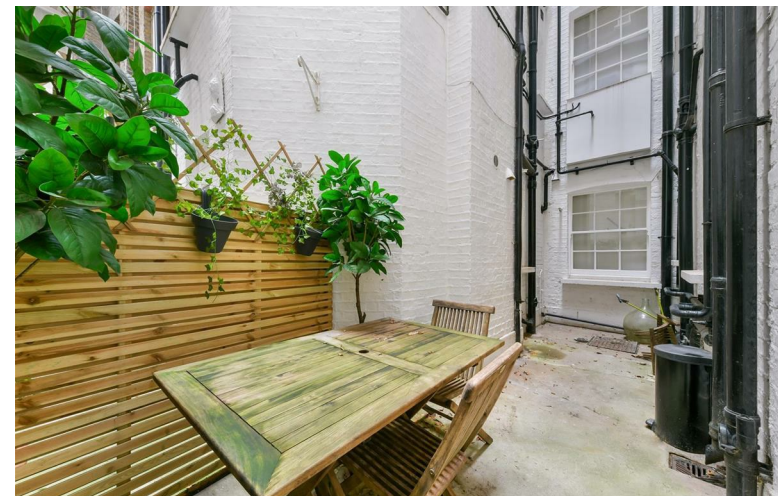


## ACCOMMODATION

Accommodation: Three Spacious Double Bedrooms: Reception Room: Separate Fitted Kitchen: Well-Appointed Bathroom

## LOCATION

Ideally situated just a short stroll from Holland Park and the vibrant shopping and dining options of High Street Kensington, the property also benefits from excellent transport links. High Street Kensington Underground station (District and Circle Lines) and a wide range of local bus routes ensure effortless connectivity throughout London.







ADD TEXT HERE

**Property Type:** Flat

**Construction Materials:** Add Text Here

**Utilities:** Add text here

**Broadband:** Add text here

**Mobile Signal Coverage:** Add text here

**Parking Arrangements:** Add text here

Terms

**Price:** £850,000

**Tenure:** Leasehold

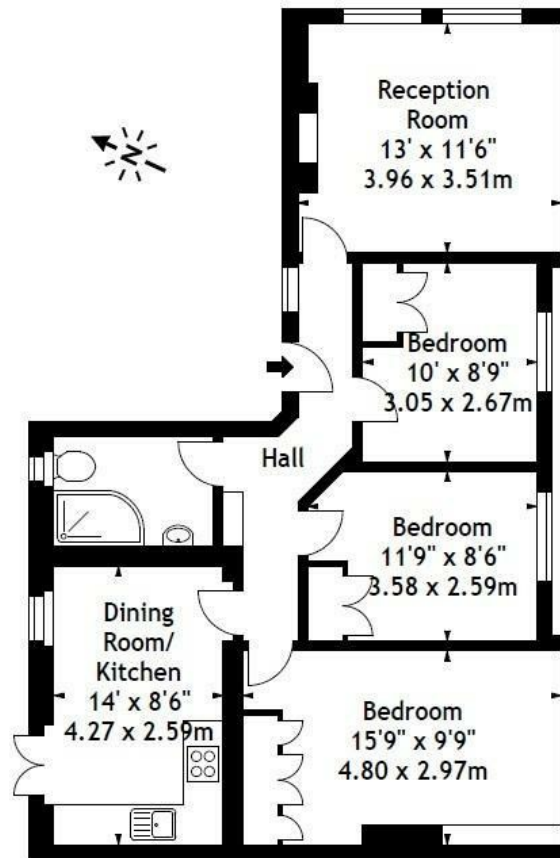
**Terms Deposit:**

**Council Name** The Royal Borough of Kensington  
and Chelsea

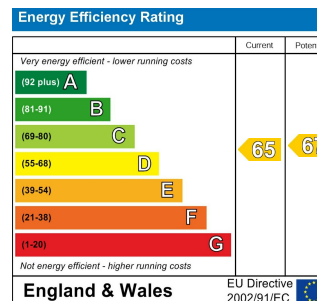
**Council Tax Band:** F

**General:** Add text here

Abingdon Mansions, W8  
Approx. Gross Internal Area  
773 Sq Ft - 71.81 Sq M



Lower Ground Floor



## FEATURES

- 3 Spacious Double Bedrooms
- Reception Room
- Separate Fitted Kitchen/ Dining Room
- Well-Appointed Bathroom
- G.I.A 773 Sq Ft/ 71.81 Sq M
- Wooden Floors /
- Period Mansion Block
- Door to Outside Space
- Just off High Street Kensington/ Prestigious location
- Property is tenanted until August



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