



Abbotsbury Road, Kensington W14

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Directly facing the entrance to Holland Park and minutes from Holland Park Avenue, this well kept family home offers an internal layout that flows seamlessly over three floors.

The heart of the home is a well appointed kitchen and breakfast room, which opens directly onto a sunny west facing patio garden with mature planting.

There is also a bright west facing reception room on the first floor with two balconies. The four generously sized bedrooms are spread across the upper floors, including a principal suite with ample storage and an en-suite shower room.



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EPC
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Guide price: £3,200,000

Tenure: Available freehold

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: H





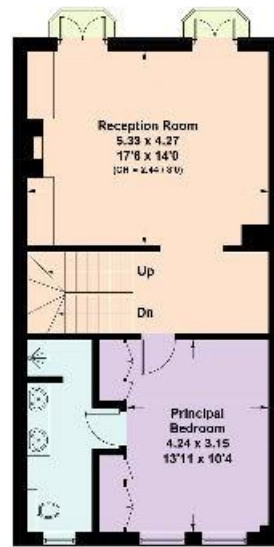
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**Approximate Gross Internal Floor Area
170.4 sq m / 1834 sq ft**

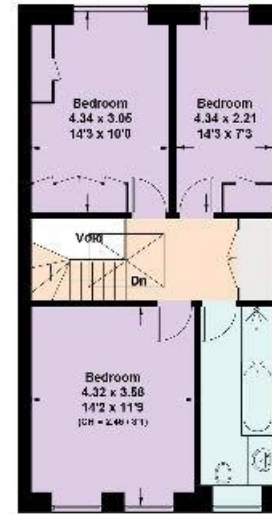
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Second Floor

Knight Frank

Kensington

52-56 Kensington Church

Street

W8 4DB

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2025 . Photographs and videos dated February 2025 .

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