



ST. MARY ABBOTS COURT, WARWICK GARDENS

KENSINGTON, W8



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A beautifully light three bedroom apartment with a 24 hour porter.

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Local Authority: Royal Borough of Kensington & Chelsea
Countil Tax Band: G

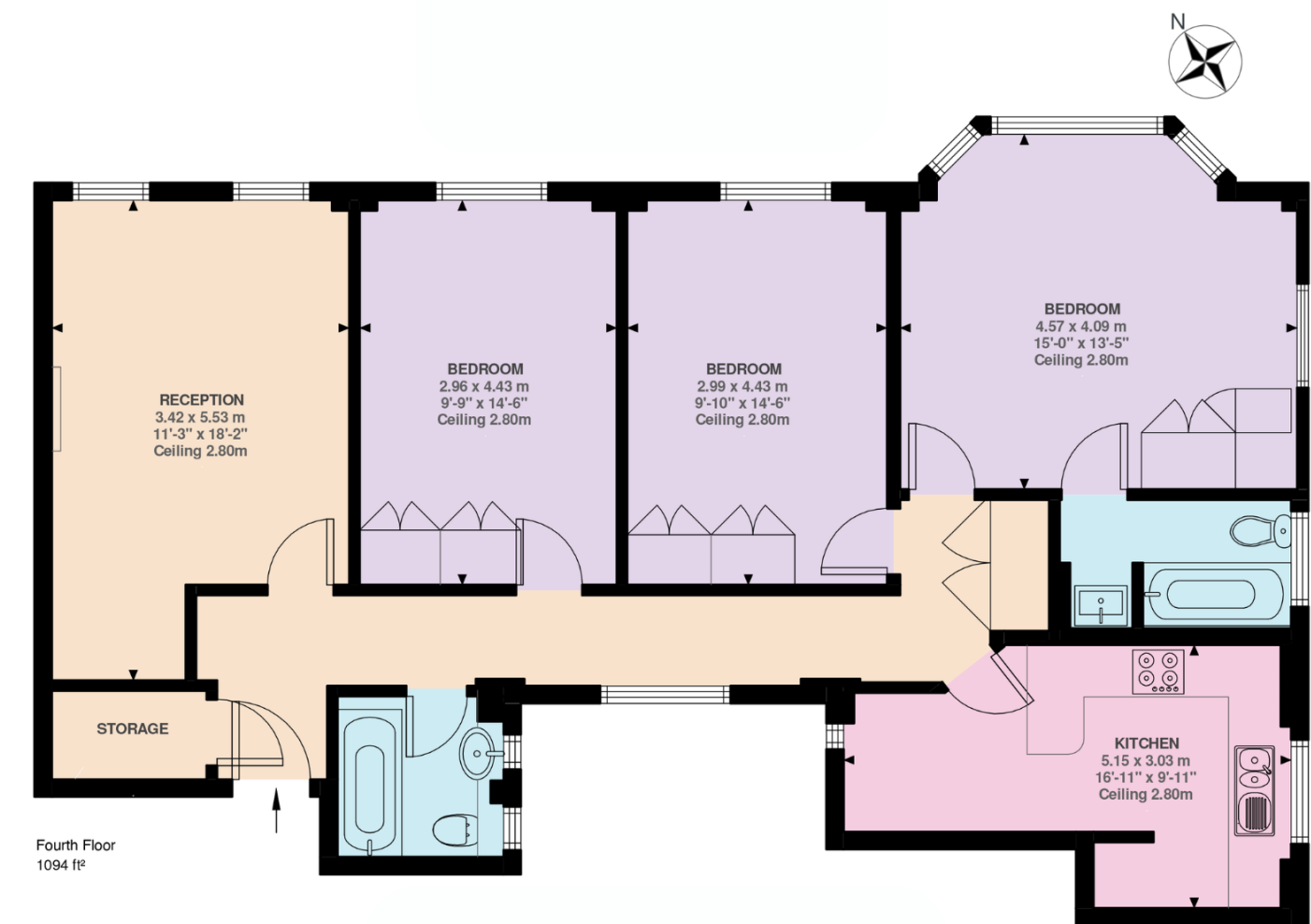
Tenure: Share of Freehold with approximately 955 years remaining

Service charge: £14,000 per annum (includes hot water and heating), reviewed every year, next review date 2026

Guide Price: £1,300,000



A wonderfully light three bedroom apartment situated on the fourth floor of a popular modern building on Warwick Gardens, W14. The property is presented in immaculate order by the current owner, measures 1,081 sq. ft and briefly comprises; generous entrance hall, reception room complete with large sash windows and a feature fireplace, a separate modern fitted kitchen, principal bedroom with an ensuite bathroom and built-in wardrobes two further double bedrooms with built-in storage and a well-appointed family bathroom. The property further benefits from access to communal gardens, lift access and a 6 day a week porter service. St Mary Abbots Court is located within the Royal Borough of Kensington and Chelsea and is ideally situated for the excellent amenities and transport links of Kensington High Street (District and Circle lines) and Kensington Olympia (District and overground lines).



Gross Internal Area = 101.59 sq m / 1094 sq ft

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. (ID767266)

We would be delighted
to tell you more.

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