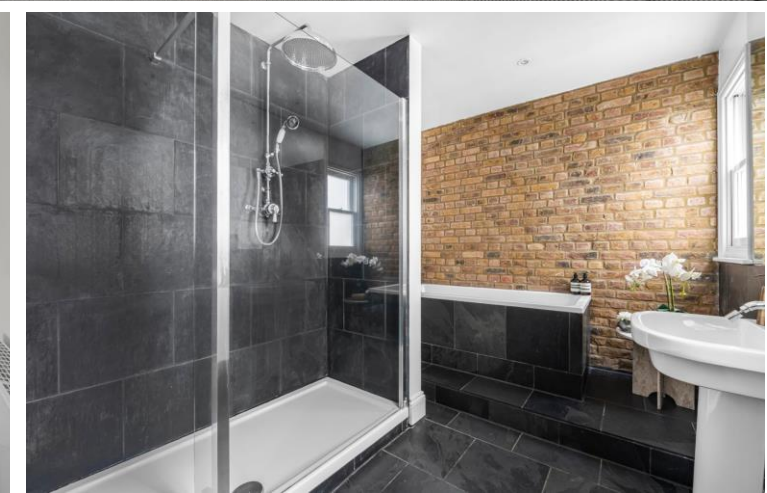




Abingdon Road  
Kensington, W8

CHESTERTONS









Nestled on the sought-after Abingdon Road in the heart of Kensington, this spacious ground and lower ground floor duplex apartment offers a rare opportunity to acquire a well-proportioned period property with immense potential. Set within an attractive Victorian conversion, the apartment retains many original features and boasts excellent ceiling heights, large sash windows, and generous living space throughout. Moments from the boutiques and cafés of Stratford Road and just a short stroll to Kensington High Street, the location combines residential charm with central convenience.

Previously let as a successful rental investment, the property presents an ideal proposition for those looking to refurbish or reconfigure to add value. The current layout offers flexible living and sleeping arrangements over two floors, with ample room for creative redesign to suit a modern lifestyle.

With the added benefit of a private entrance and outdoor space, this apartment is perfectly positioned to take advantage of everything W8 has to offer, including excellent transport links, prestigious local schools, and nearby green spaces such as Holland Park and Kensington Gardens. Offered chain-free, this is a compelling opportunity to craft a standout home or investment in one of London's most desirable postcodes.

- Prime Kensington Location
- Two bedrooms, Two bathrooms
- Own front door
- Private patio
- 999-year lease

Asking Price £1,735,000

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small> <b>A</b> <small>(91-100)</small> <b>B</b> <small>(81-90)</small> <b>C</b> <small>(69-80)</small> <b>D</b> <small>(55-68)</small> <b>E</b> <small>(39-54)</small> <b>F</b> <small>(21-53)</small> <b>G</b> <small>(1-20)</small> <small>Not energy efficient - higher running costs</small>	<small>EU Directive 2002/91/EC</small> <small>England, Scotland &amp; Wales</small>	74	79

**Tenure:** Leasehold. 999 years remaining with a Share of Freehold.

**Service Charge:** £2,000 p.a.

**Ground Rent:** £0

**Local Authority:** Kensington and Chelsea

**Council Tax Band:** F

**Chestertons Notting Hill Sales**

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## Abingdon Road, W8



Ground Floor



Lower Ground Floor

Approx Gross Internal Area 1257 Sq Ft - 116.77 Sq M

Approx Gross Internal Area Including Restricted Height 1268 Sq Ft - 117.80 Sq M

For Illustration Purpose Only - Not To Scale  
[www.goldlens.co.uk](http://www.goldlens.co.uk)  
 Ref. No. 027362EH

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