



ASHBURY

4 Bedrooms

Apartment

Located in London

£3,900,000



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0207 362 7888



Flat 6, 40, Abingdon Gardens Abingdon Villas

London | | W8 6BU



A bright and well proportioned four bedroom, three bathroom lateral apartment situated on the first floor of this highly regarded and desirable mansion block (with lift) in the heart of Kensington.

First time to the market in almost 20 years, this rarely available and delightful first floor apartment (accessed by lift or stairs) is in good condition throughout and consists of a spacious entrance hall, a large double width reception room with balcony, four double bedrooms, three bathrooms and a good sized modern kitchen with balcony and external storage cupboard.

Situated in arguably the best position within the building, the property further benefits from an abundance of natural light, ample built in storage, high ceilings, excellent entertaining space and allocated lockable storage areas and communal bicycle store on the ground floor. There are also lovely views over the neighbouring gardens and trees.

Abingdon Gardens is one of Kensington's more exclusive mansion buildings, consisting of only 12 apartments, and renowned for its elegant wood panelled entrance hall, with charming leaded windows and fireplace. It is conveniently located for access to a wide variety of excellent shops, supermarkets (Waitrose, Whole Foods), cafés and restaurants found on Kensington High Street and more locally in Stratford Road. The green spaces of Kensington Gardens and Holland Park are within walking distance as is the closest underground station of High Street Kensington (District & Circle lines).

Flat 6, 40, Abingdon Gardens Abingdon Villas

£3,900,000 Leasehold



- Four Double Bedrooms
- Large Double Width Reception Room
- First Floor With Lift
- High Ceilings
- Three Bathrooms
- Separate Modern Kitchen
- Good Condition Throughout
- Excellent Location

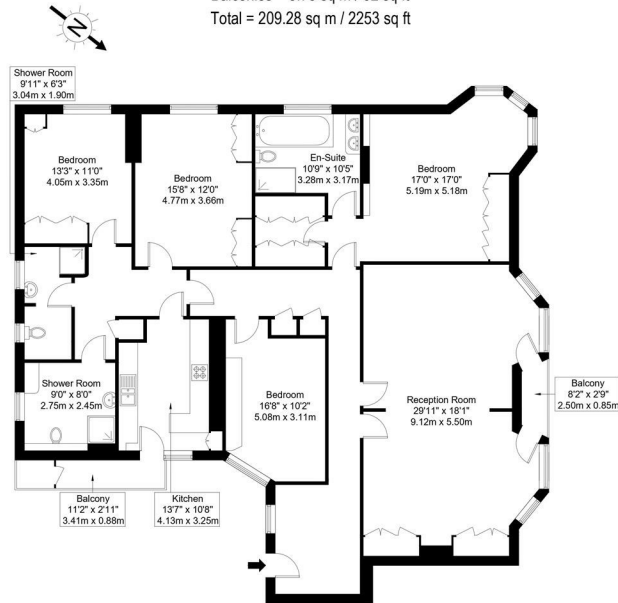


Abingdon Villas, W8 6BU

Approx Gross Internal Area = 203.55 sq m / 2191 sq ft

Balconies = 5.73 sq m / 62 sq ft

Total = 209.28 sq m / 2253 sq ft



First Floor

Ref :

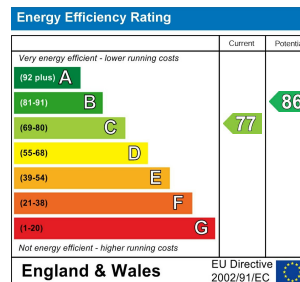
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PLAN
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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Council Tax Band: H

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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