



Warwick Gardens  
Holland Park, W14

CHESTERTONS





A beautifully refurbished two-bedroom, two-bathroom flat set over 1086 sq ft, on the top floor of a sought after portered block in Kensington.

The carefully designed apartment opens with a wonderful double reception room offering exceptional natural light and panoramic views over the London skyline. The separate kitchen is fully modernised featuring an integrated kitchen suite. There is a separate dining area off the kitchen. There is air conditioning throughout the apartment.

The principal bedroom suite features a wealth of built in storage and complete ensuite with separate bath and walk-in shower. The second bedroom also offers a comfortable space with built in wardrobes. There is a separate bathroom in addition to a guest W/C.

Secure and covered parking is available by separate negotiation.

Ideally situated near Kensington High Street and Holland Park, this period building provides convenient access to local amenities and transport links.

- - Two bedrooms
- - Two bathrooms + guest W/C
- - Top floor with lift
- - Porter
- - Air conditioning throughout
- - Communal Garden

Asking Price £1,350,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		79
63-71	D		
54-62	E	54	
45-53	F		
35-44	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

**Tenure:** Leasehold 105 years remaining  
**Service Charge:** £14,512 per annum  
**Ground Rent:** £10 per annum  
**Local Authority:** Kensington and Chelsea  
**Council Tax Band:** G

*Chestertons Kensington Sales*

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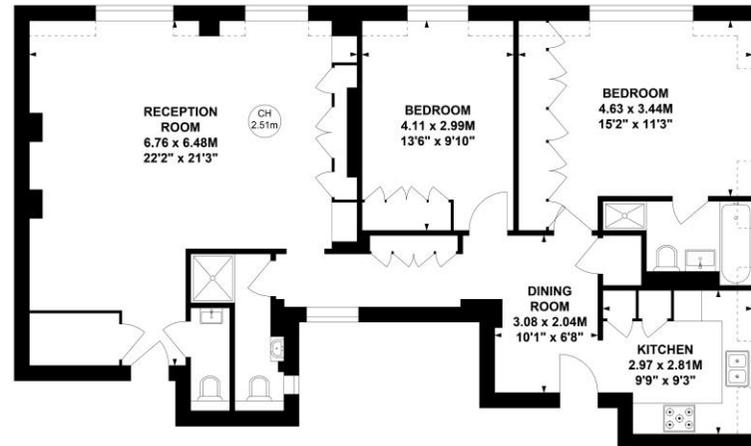
chestertons.co.uk

# St. Mary Abbots Court, W14

Approximate gross internal area

100.9 sq m / 1086.0 sq ft

Key :  
CH - Ceiling Height



## Sixth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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