



WEDGEWOOD ESTATES

Residential Sales & Lettings

ABBOTS HOUSE, ST MARY ABBOTS TERRACE, KENSINGTON

An exceptionally bright well-appointed apartment on the seventh floor of a purpose-built block with resident porter. This spacious property in a sought-after building benefits from far-reaching westerly views and has the added benefit of an allocated parking space in the secure garage.

Featuring two reception rooms and separate kitchen, the apartment has two double bedrooms, one with an en-suite bathroom and a further bathroom.

Ideally positioned next to Kensington High Street with its abundance of boutiques, restaurants, cafés and everyday amenities, the property is minutes away from the green open spaces of Holland Park, is close to Westfield Shopping Centre and has excellent transport links across London as well as proximity to the M4 for Heathrow.



ENTRANCE HALL : RECEPTION ROOM : RECEPTION/DINING ROOM :
KITCHEN : MASTER BEDROOM WITH ENSUITE : ADDITIONAL BEDROOM :
BATHROOM : PORTERED BUILDING : LIFT : ALLOCATED PARKING
SPACE IN SECURE GARAGE : COUNCIL TAX BAND G : EPC RATING D

Asking Price £1,300,000

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ABBOTS HOUSE, ST MARY ABBOTS TERRACE, KENSINGTON W14

SUBJECT TO CONTRACT

TERMS:

TENURE: Share Of Freehold

Asking Price £1,300,000

Lease: 984 Years

Service Charge: £6168 Annually Approx

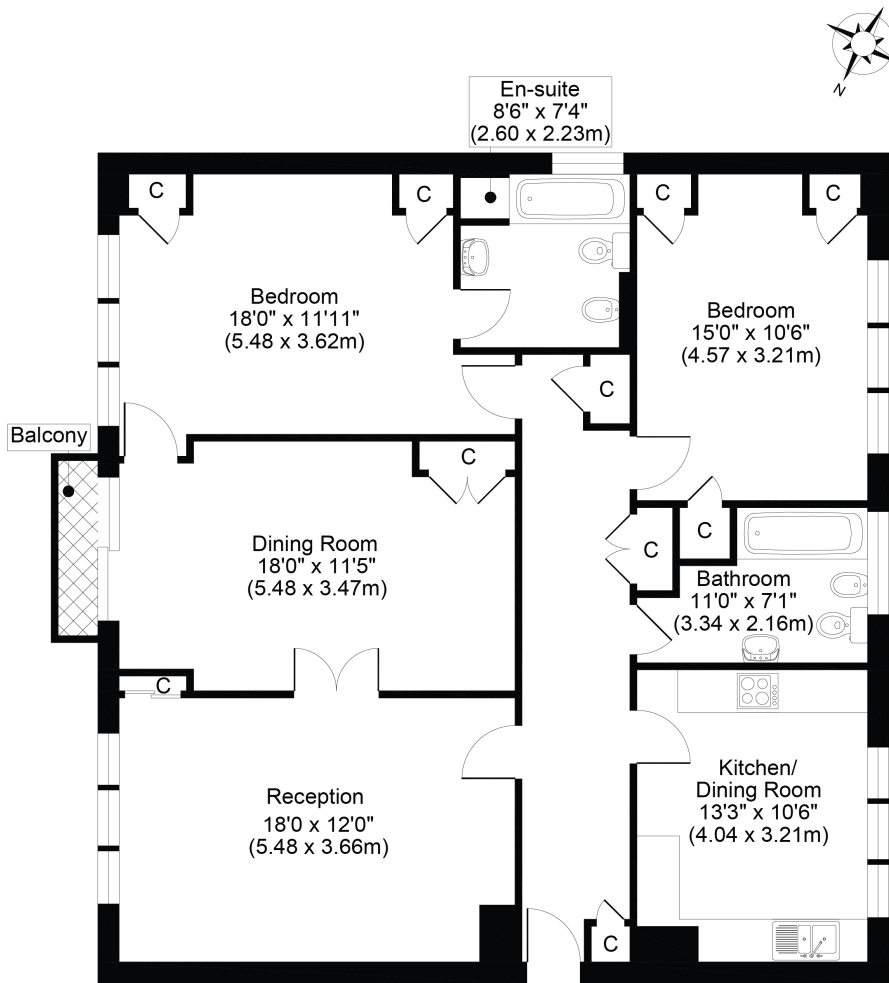
IMPORTANT NOTICE

Wedgewood Estates hereby give notice to anyone reading these particulars that :-

1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. It should not be assumed that any content/furnishings/furniture, etc., photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s).
3. Measurements are approximate and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey, nor tested the services, appliances and fittings.
4. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement, these matters must be verified by the prospective purchasers that any necessary planning or building regulations have been obtained.
5. With regard to the tenure and service charges of the property, in many instances we have to rely on information supplied to us by the vendor or main agent. Tenure and service charge details MUST therefore be verified by prospective purchasers or their solicitors prior to purchase.



ABBOTS HOUSE ST MARY ABBOTS TERRACE, W14
 TOTAL APPROX FLOOR PLAN AREA 1218 SQ.FT (113 SQ.M)



SEVENTH FLOOR

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		77
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	