



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **St Mary Abbots Terrace, London, W14**

A bright and spacious family freehold house situated in a desirable private road, benefiting from off street parking for 2 cars. The property enjoys a bright open aspect with the reception room opening up to a balcony on the first floor with a separate dining room leading to a patio on the ground floor and a good sized fully fitted kitchen.

The master bedroom has an en-suite bathroom and walk-in wardrobe and there are 3 further bedrooms, bathroom, family shower room and a guest cloakroom.

St Mary Abbots Terrace is a tree-lined private terrace of houses ideally located close to Kensington High Street and a short walk away from the open green spaces and activities of Holland Park.



ENTRANCE HALL : RECEPTION ROOM : KITCHEN : DINING ROOM : 4  
BEDROOMS : 3 BATHROOMS : GUEST WC : GARAGE : PATIO : OFF  
STREET PARKING FOR 2 CARS : COMMUNAL GARDENS : COUNCIL TAX  
BAND H : EPC RATING D

**Asking Price £2,200,000**

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## **St Mary Abbots Terrace, London, W14**

### SUBJECT TO CONTRACT

#### **TERMS:**

TENURE: Freehold

Asking Price £2,200,000

Service Charge: £0 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.
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