



WEDGEWOOD ESTATES

Residential Sales & Lettings

ST MARY ABBOTS COURT, WARWICK GARDENS, KENSINGTON, LONDON, W14

A newly refurbished and spacious lower ground floor apartment of approximately 1,700 sq ft, set within a prestigious portered mansion block on the corner of Warwick Gardens and Kensington High Street. The property offers high ceilings throughout and well-proportioned accommodation comprising two reception rooms, four bedrooms, two bathrooms, a guest cloakroom, an eat-in kitchen and a separate utility room.

Further benefits include wood flooring, lift access, garage and access to a well-maintained communal garden. St Mary Abbots Court is ideally located moments from Kensington High Street, close to Holland Park and with excellent transport links and easy access to the A4/M4.

UNFURNISHED

WEEKLY RENTAL OF £1,327



HALLWAY : 2 RECEPTIONS : 4 BEDROOMS : 2 BATHROOMS : GUEST WC : KITCHEN :
UTILITY ROOM : POTER : LIFT: GARAGE : COUNCIL TAX BAND G : EPC RATING E

Tel: 020 7603 7121

296 Kensington High Street, London W14 8NZ Fax: 020 7603 8065
sales@wedgewoodestates.co.uk rentals@wedgewoodestates.co.uk

LETTINGS COST AND CHARGES TO TENANT/S

For all Assured Shorthold tenancies 'AST', tenancies of student accommodation and licences to occupy housing in the private rented sector in England

When renting a property, you will need to take into consideration the lettings cost and charges when you make an offer.

Holding Deposit: You will be required to pay a holding deposit equivalent to one week's rent in order to take the property off the market. The week's deposit could be taken as part of your first month's rent or used as part of your Deposit (to be mutually agreed). Please note further below, important information on Holding Deposit.

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Advance Rent: Rent is usually payable in advance for each tenancy. You will therefore need to pay the first month's rent prior to the commencement of your tenancy.

Other fees and Charges to consider: Wedgewood Estates do not charge any Application fees, Tenancy set up costs, Referencing of tenants, Contract negotiation, Inventory or tenancy renewal fees.

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- Payments in the event of a default at an interest rate of 3% per annum above the Bank of England base rate,
- Payment of £48 including VAT (£40 + VAT) on variation, assignment or novation of a tenancy (this is for managed properties and/or where we collect rent).
- Payments in respect of Council Tax,
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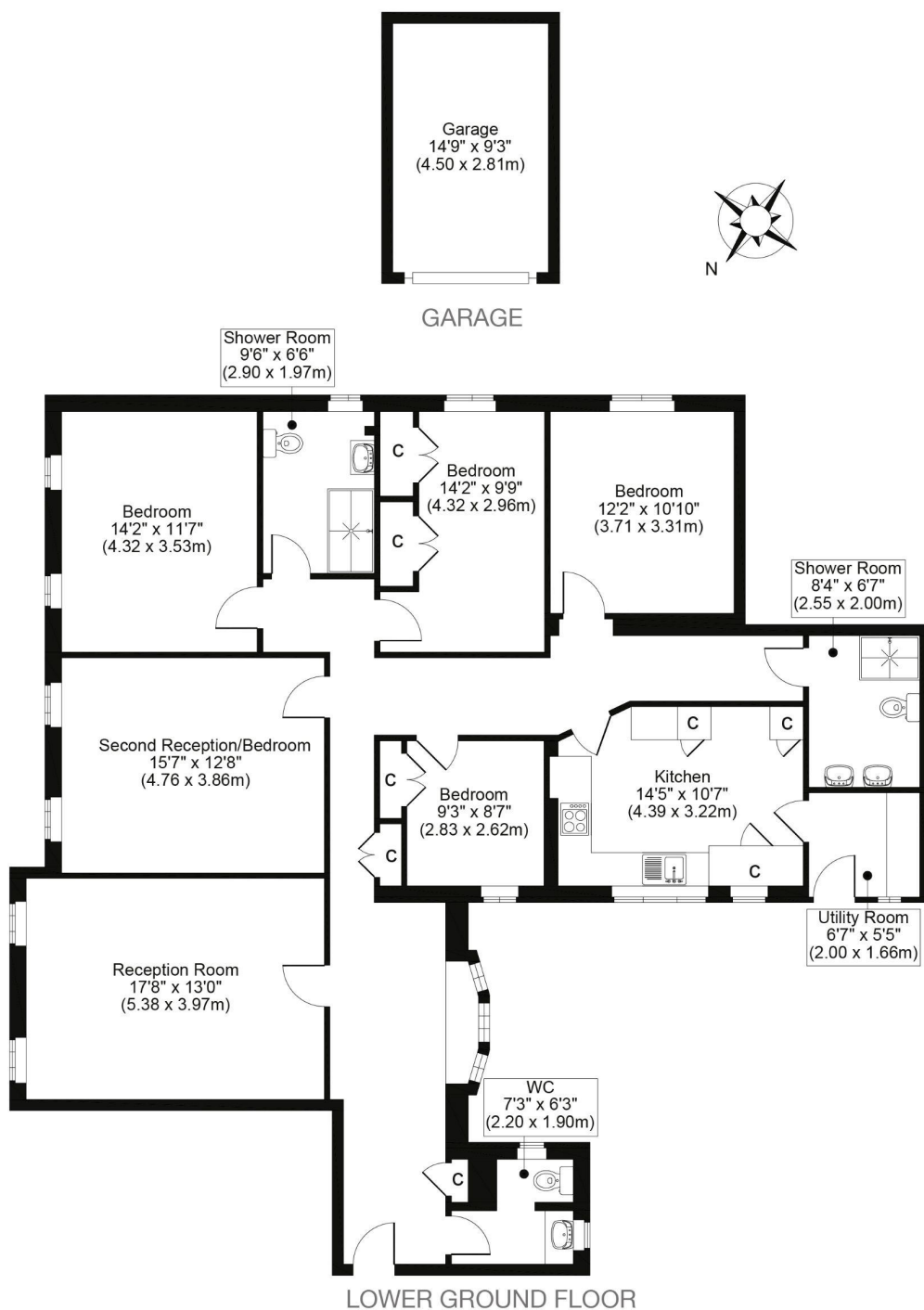
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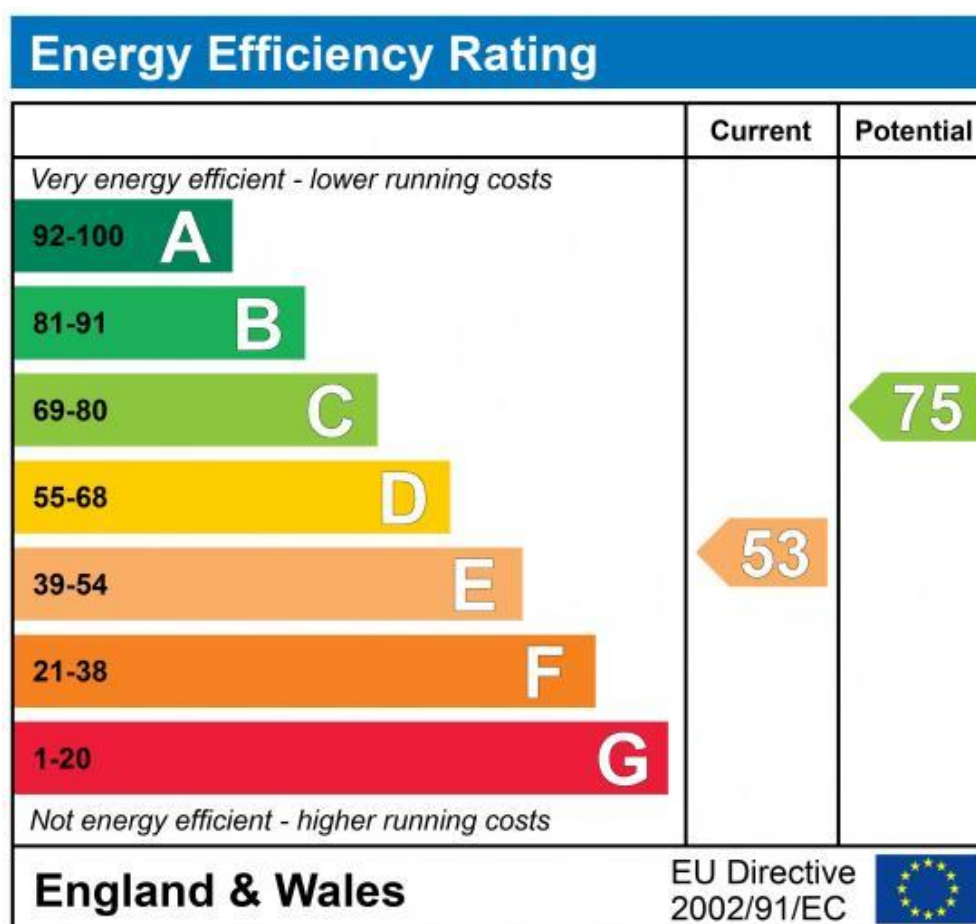




ST MARY ABBOTS COURT, WARWICK GARDENS, W14
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1838 SQ.FT (171 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1702 SQ.FT (158 SQ.M)



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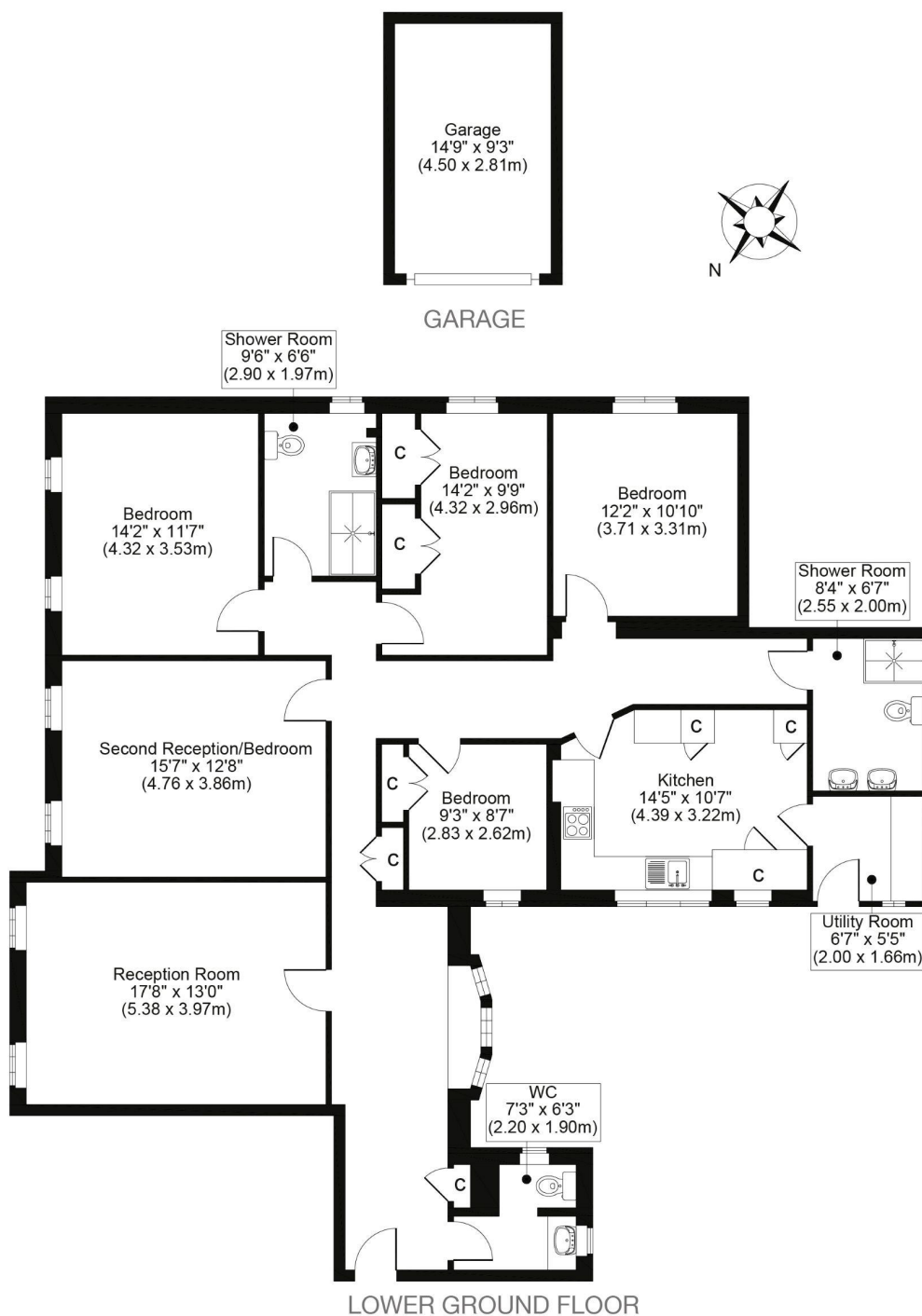
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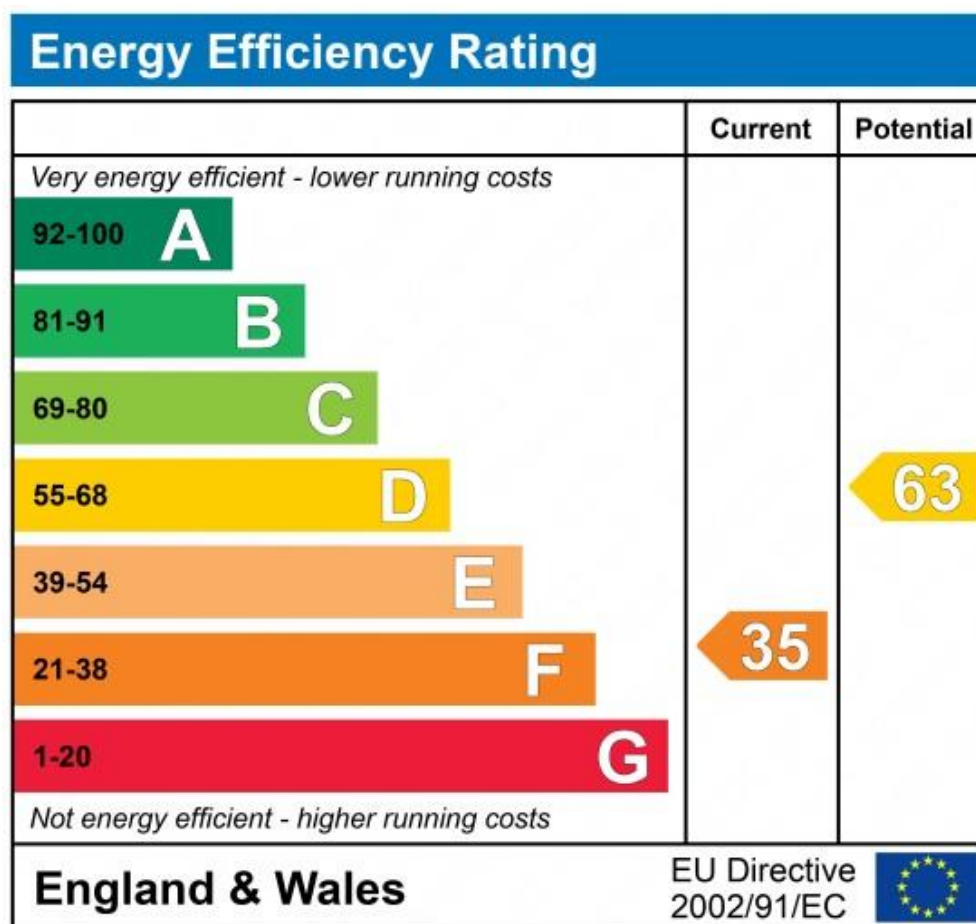




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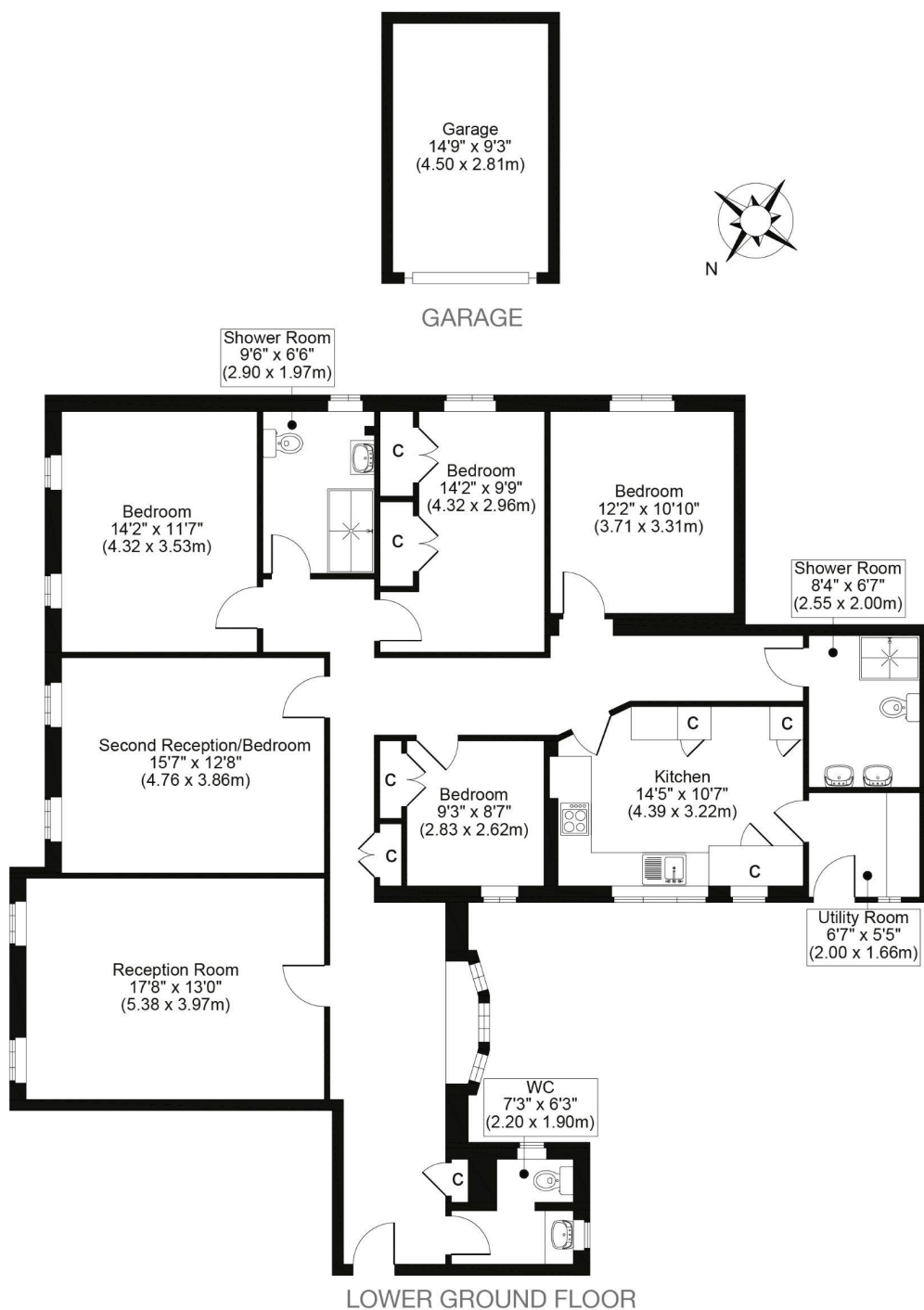
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		75
55-68 D	53	
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	