



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **ST MARY ABBOTS COURT, KENSINGTON, W14**

A beautiful brand new apartment has been created in this sought-after, portered mansion block on the corner of Kensington High Street and Warwick Gardens.

This well-proportioned two bedroom apartment has been finished to a high standard with a fully-equipped modern kitchen, master bedroom with en-suite shower room, a second double bedroom and further bathroom. There is plenty of storage with additional secure communal storage space. Additionally, there is step-free access to the apartment.

St Mary Abbots Court has a communal garden and live-in porter, communal heating and hot water. It is an excellent location close to the green spaces of Holland Park and to all the amenities and transport links that Kensington High Street has to offer.

A secure parking space is available for sale by separate negotiation.



RECEPTION/DINING ROOM : KITCHEN : TWO DBLE BEDROOMS :  
BATHROOM : EN-SUITE SHOWER : PORTER : LIFT : COMM. GARDEN :  
LEASE 108 YRS + SOF : S CHARGE £6877 PA INC HEATING/HW :  
RESERVE FUND £5798 PA : C TAX BAND G : EPC RATING C

**Asking Price £895,000**

**Tel: 020 7603 7121**

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# ST MARY ABBOTS COURT, KENSINGTON, W14

## SUBJECT TO CONTRACT

### **TERMS:**

TENURE: Leasehold

Asking Price £895,000

Lease: 108 Years

Service Charge: £6878 Annually Approx

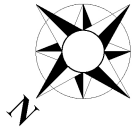
### **IMPORTANT NOTICE**

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

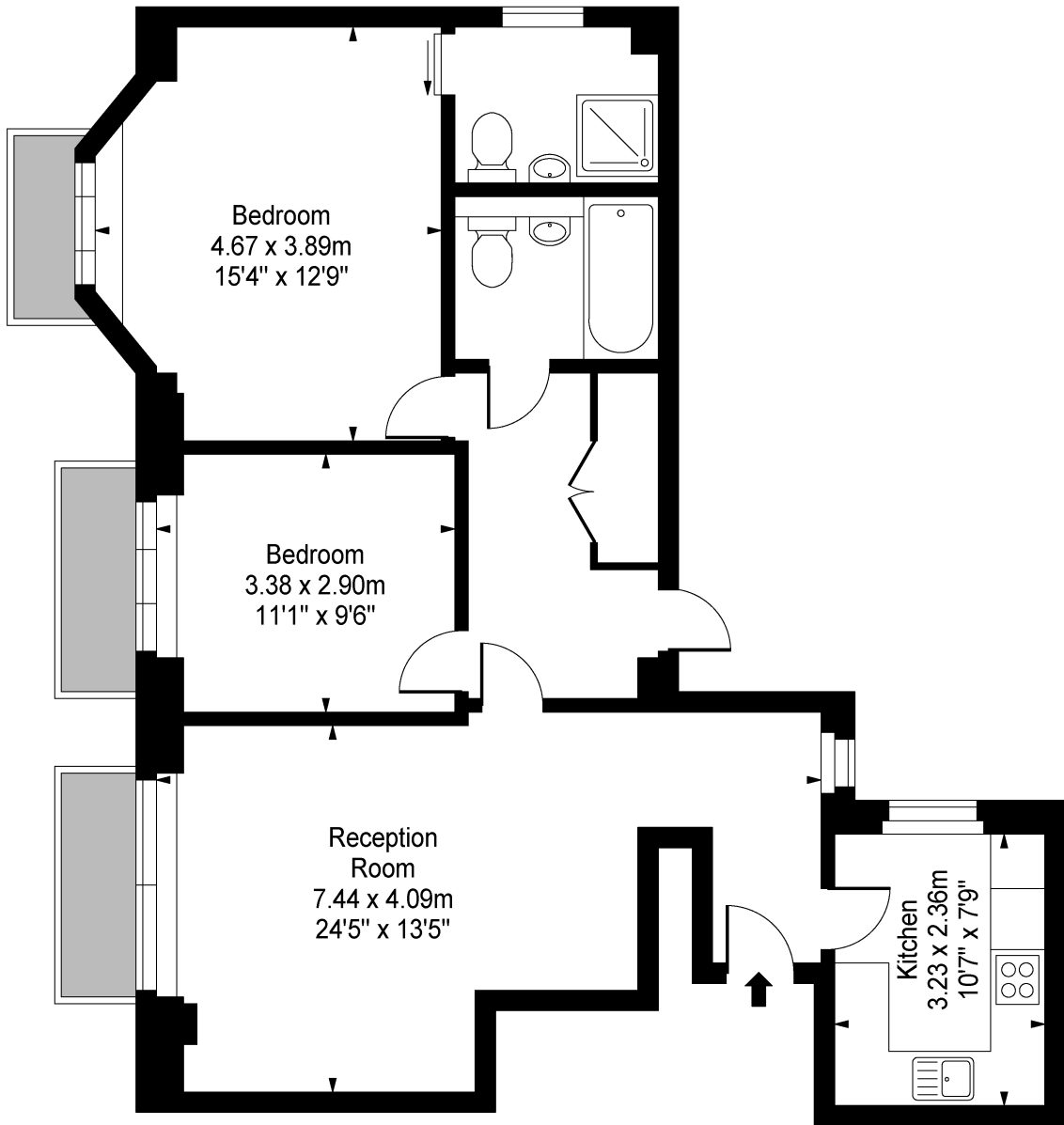
1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. 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.







# St Mary Abbots Court W14



Lower Ground Floor

Approx Gross Internal Area

785 Sq Ft - 73.12 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy

However all measurements are approximate.

The floor plan is illustrative purposes only and is not to scale

# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	73	76
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	