



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

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

A well presented five bedroom freehold family house located in a private terrace of houses and benefiting from off-street parking for two cars. Accommodation is arranged over three floors and comprises a generous reception / dining room with French doors opening onto a patio, fully fitted kitchen, master bedroom with an en-suite bathroom, four further bedrooms, two shower rooms (one en-suite) and a guest cloakroom.

St Mary Abbot's Terrace is a tree-lined, private road close to the excellent shopping, restaurants and transport facilities of Kensington High Street and the green open spaces of Holland Park.



RECEPTION / DINING ROOM : KITCHEN : MASTER BEDROOM WITH EN  
SUITE BATHROOM : 4 FURTHER BEDROOMS : 2 SHOWER ROOMS :  
GUEST WC : COMMUNAL GARDEN : 2 OFF-STREET PARKING SPACES :  
C.L TAX BAND H : FREEHOLD : EPC RATING D

**Asking Price £2,950,000**

**Tel: 020 7603 7121**

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

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

### SUBJECT TO CONTRACT

#### **TERMS:**

TENURE: Freehold

Asking Price £2,950,000

Service Charge: £650 Annually Approx

#### **IMPORTANT NOTICE**

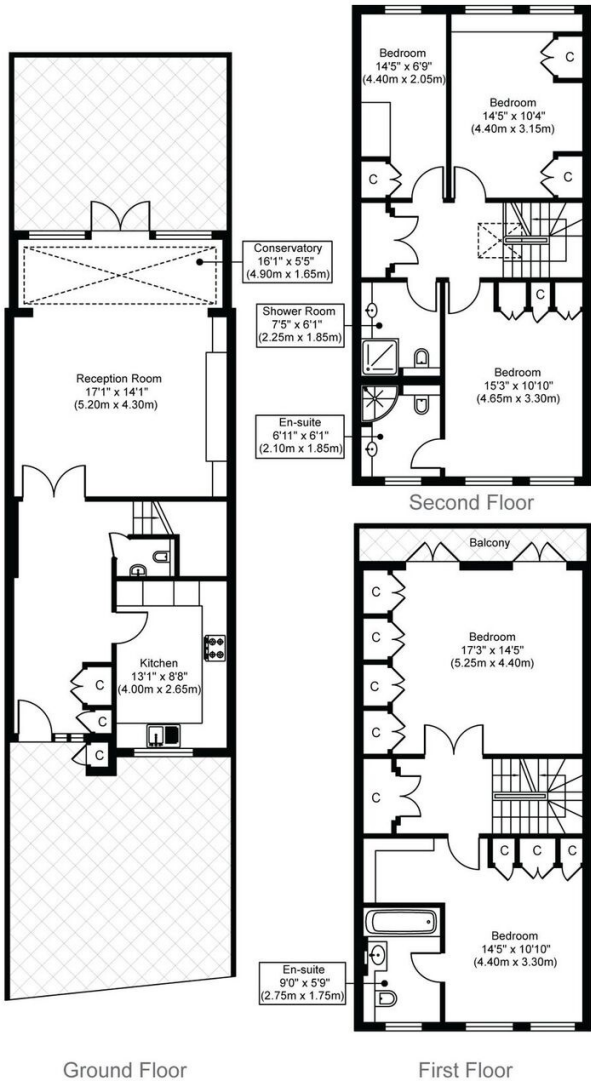
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

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 Terrace, W14  
TOTAL APPROX FLOORPLAN AREA 1898 SQ.FT (176.40 SQ.M)



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.

