



WEDGEWOOD ESTATES

Residential Sales & Lettings

St Mary Abbots Court, Warwick Gardens, Kensington, W14

A bright, spacious (2,518 SqFt) and well-presented apartment situated on the fourth floor of this sought after mansion block. The property benefits from excellent natural light throughout, porter and a lift. Accommodation comprises; two generous reception / dining rooms, family room, fully-fitted kitchen, principal bedroom with walk-in wardrobe and an en-suite bathroom, three additional bedrooms all with built-in wardrobes, two separate family bathrooms and a guest cloakroom.

Internal Parking Space is also available by separate negotiation.

St Mary Abbot's Court is conveniently located for the excellent shopping, restaurants & transport facilities of Kensington High Street and is within walking distance to the open spaces of Holland Park.



RECEPTION / DINING ROOM : SECOND RECEPTION / FAMILY ROOM :
KITCHEN : 4 BEDROOMS : 3 BATHROOMS : GUEST WC : PORTER : LIFT :
LEASEHOLD + SOF (956 YRS APPROX.) : S. CHARGE £9,216 P/A APPROX.
: RESERVE FUND £13,372 P/A APPROX. : EPC RATING C

Asking Price £2,650,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Share Of Freehold

Asking Price £2,650,000

Lease: 956 Years

Service Charge: £9216 Annually Approx

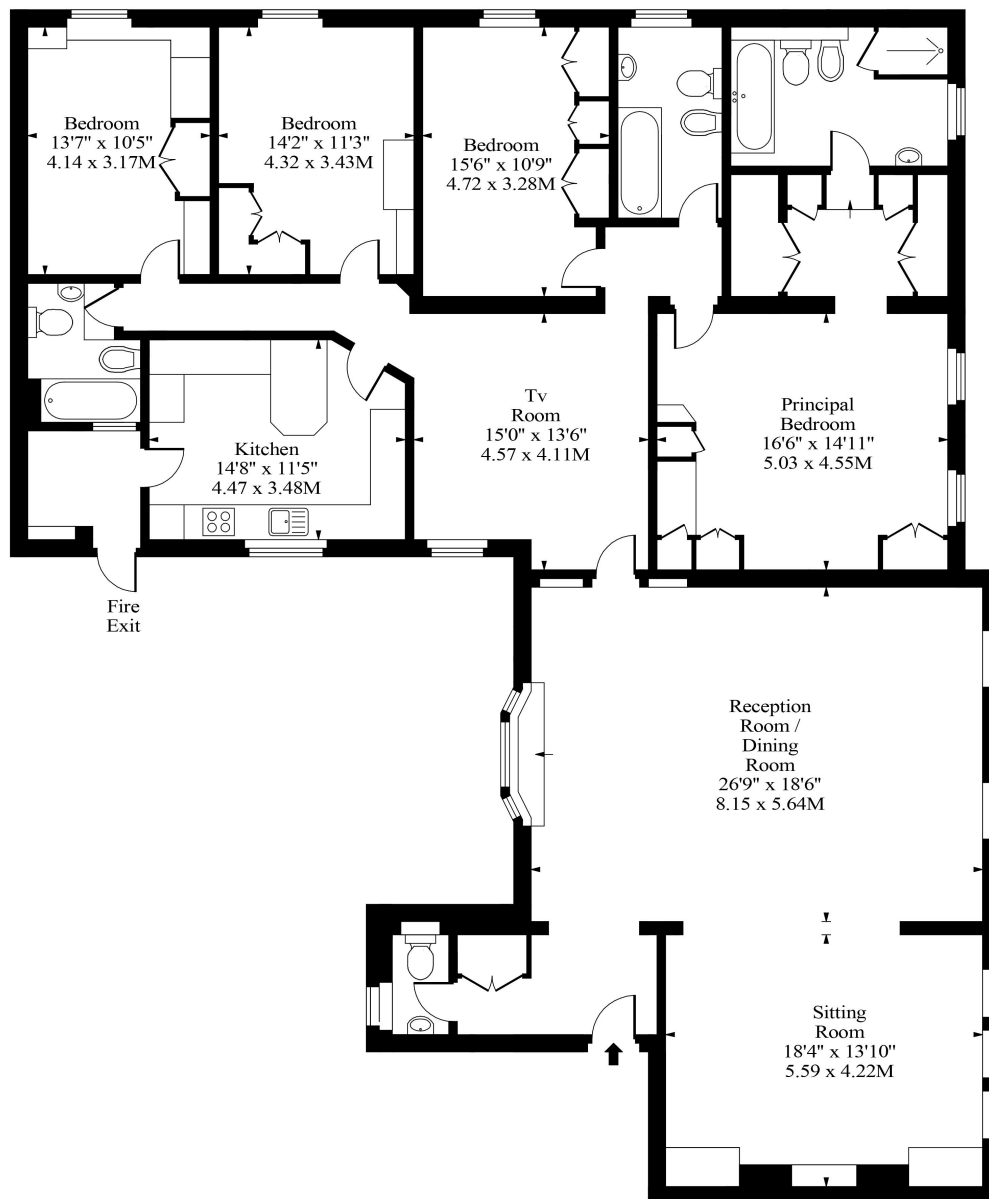
IMPORTANT NOTICE

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.



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Fourth Floor

Approx Gross Internal Area 2518 Sq Ft - 233.92 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
<p><i>Very energy efficient - lower running costs</i></p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>73</p>	<p>82</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	