



WEDGEWOOD ESTATES

Residential Sales & Lettings

St Mary Abbots Court, Warwick Gardens, W14

A bright and recently decorated apartment situated on the sixth floor (with lift) of this sought-after mansion block on Warwick Gardens, just a minute's walk from Kensington High Street. The property comprises a generous reception / dining room, fully-fitted kitchen, two double bedrooms, contemporary family bathroom and a guest cloakroom. Benefits include ample storage, communal garden, porter and a lift.

St Mary Abbots Court with its imposing entrances is a very popular, well-managed portered building close to all the restaurants, cafes and shopping facilities of Kensington High Street and with first-class transport links and easy access for the M4 to Heathrow.



ENTRANCE HALL : RECEPTION / DINING ROOM : KITCHEN : TWO
DOUBLE BEDROOMS : FAMILY BATHROOM : GUEST WC : PORTER : LIFT :
LEASEHOLD 107 YRS APPROX + SOF : S. CHARGE £5,233 P/A APPROX. :
RESERVE FUND £6,551.00 P/A APPROX. : EPC RATING E

Asking Price £995,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Share Of Freehold

Asking Price £995,000

Lease: 107 Years

Service Charge: £11784 Annually Approx

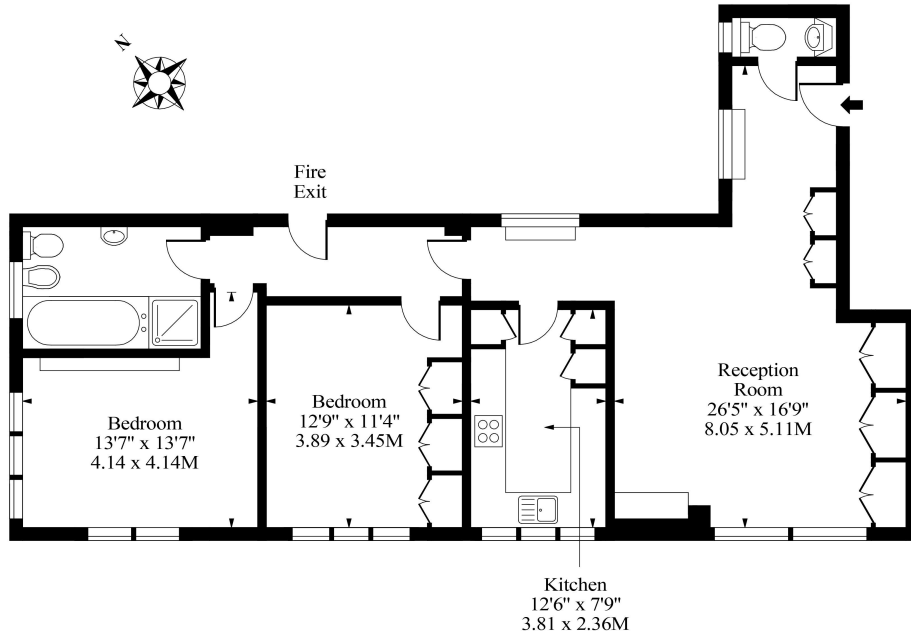
IMPORTANT NOTICE

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, Warwick Gardens, London, W14



Sixth Floor

Approx Gross Internal Area 925 Sq Ft - 85.93 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	A		
81-91	B		
69-80	C		73
55-68	D		
39-54	E	45	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	