



**A BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM APARTMENT ON THE RAISED GROUND FLOOR OF A PORTERED PERIOD RED BRICK MANSION BUILDING DATING BACK TO 1901**

ABINGDON COURT, ABINGDON VILLAS, LONDON, W8

**Guide Price £2,300,000 - Share of Freehold**

**savills**



## WELL LAID OUT, WELL DESIGNED AND WITH BRIGHT WESTERLY VIEWS TOWARDS NEIGHBOURING GARDENS

ABINGDON COURT, ABINGDON VILLAS,  
LONDON, W8

**Guide Price £2,300,000 - Share of Freehold**

Reception room • Dining room/ kitchen • Master bedroom with ensuite shower room • two guest double bedrooms • guest bathroom • Porter • 1,367 sq ft

- EPC=D
- Council Tax – Royal Borough of Kensington & Chelsea

### Situation

Abingdon Court is looked after by a porter service and is found on the corner with Allen Street a little to the south of Kensington High Street. It is therefore within a short walk of a number of excellent shops and restaurants as well as both Holland Park and Kensington Gardens/Hyde Park. There are also convenient transport links at both High Street Kensington and a little further away, at Gloucester Road (Piccadilly, District & Circle Lines)

### Description

The gross internal area measures 127 sqm (1,367 sqft) and consists of a reception room which goes through to a dining room and the kitchen beyond, creating a wonderful living space and allowing the light to flow through the apartment, a master bedroom with ensuite shower room, two further double bedrooms and a guest bathroom. The apartment faces predominantly to the west looking towards neighbouring gardens.

### Energy Performance

A copy of the full Energy Performance Certificate is available on request.

### Viewing

Strictly by appointment with Savills.





## 5 Abingdon Court, W8

Gross internal area (approx.)

127 Sq m (1367 Sq ft)

For identification only, Not to Scale



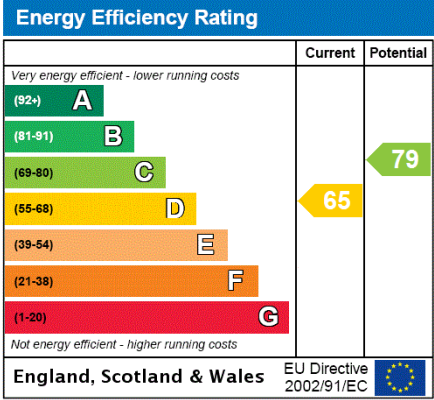
Floor Plan by **capital group** 020 8671 7722



Raised Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).





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