



A beautifully presented two double bedroom apartment on the seventh floor (with lift) in this renowned portered apartment building benefiting from a lock-up garage and private balcony.

**Abbotsbury Road, London, W14**

£1,750,000 Leasehold (130 years remaining)





Two bedrooms, two bathrooms • Large open plan reception room • Far reaching views • Porter service • Private north facing balcony • Separate garage with and electric operated door • Separate storage room

### Local Information

Abbotsbury House is located on Abbotsbury Road which runs along the west side of Holland Park. The closest shops and transport facilities are situated to the north in Holland Park Avenue. The Holland Park tube station is on the Central Line providing access to the West End and the City. Kensington High Street is situated at the southern end of Melbury Road with which Abbotsbury Road conjoins.

### About this property

Presented to an exacting standard this fabulous two bedroom, two bathroom flat situated in a well renowned portered apartment building close to Holland Park. The flat is situated on the seventh floor and has lift access.

Upon entering the flat you are greeted with a lovely entrance hall which leads though to a large open plan reception, dining and kitchen area with a North West facing balcony leading off from it. The kitchen is by an Italian designer with Miele appliances and Quooker taps.

The bedroom accommodation is well thought out with a large principal bedroom and en-suite bathroom, a further double bedroom and en-suite bathroom.

The property further benefits from a private garage operated by an electric door, a storage room and ample storage throughout the apartment itself.

Furthermore the flat has the benefit of 500 meg broadband speeds.

### Tenure

Leasehold (130 years remaining)

### Service Charge

£8,000 per annum including heating

### Local Authority

Royal Borough of Kensington & Chelsea

### Energy Performance

EPC Rating = D

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Kensington Office. Telephone: +44 (0) 20 7535 3300.







Abbotsbury Road, London, W14  
Gross Internal Area 982 sq ft, 91 m²

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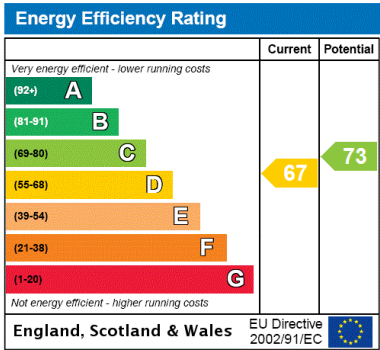
**Abbotsbury House, 139 Abbotsbury Road, W14**

Gross internal area (approx.)  
106 Sq m (1140 Sq ft) Including Basement Store and Garage  
91 Sq m (982 Sq ft) Excluding Basement Store and Garage  
For identification only, Not to Scale

capital 020 8671 7722



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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