



A stunning three bedroom, two bathroom apartment with approximately 1,248 sq ft, which has been designed and refurbished to the highest of standards.

St. Mary Abbots Court, Warwick Gardens, London, W14

Guide Price £1,895,000 Share of Freehold (Lease Expiry September 2980)

savills

- Kensington Penthouse Apartment
- 6th Floor with Air Conditioning
- Recently Renovated & Interior Designed
- Three Bedrooms, Two Bathrooms
- Stunning City Views

About this property

The property is situated on the top floor of this popular Kensington building and the accommodation comprises a substantial open plan kitchen, living and dining space and includes a study area and separate entrance hall and utility. There is air conditioning, a lift, (6th floor - top floor) a team of three porters and heating and hot water is included within the service charge. No expense has been spared on this immaculate apartment

Local Information

St Mary Abbots Court is a wonderful building situated on the west side of Kensington, bordering Holland Park. It is clear this building is popular among its residents, many of whom have lived here for over twenty years. The property is approximately seven minutes' walk (0.3 miles) from Holland Park and the bustling shops and restaurants of Kensington.

Tenure Share of Freehold (Lease Expiry September 2980)

Local Authority Royal Borough of Kensington & Chelsea

Council Tax Band = G

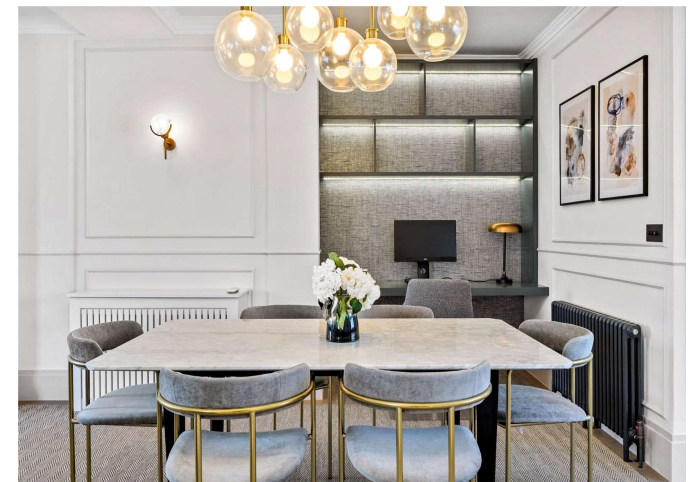
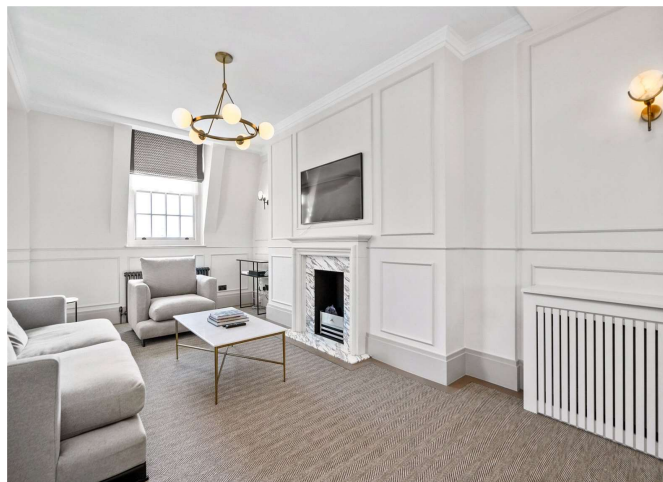
Service Charge Current Service charge:£5,930.96 per annum (£1,482.74 per quarter) includes three resident porters, heating, hot water.

Reserve fund: £4,144 PA contributes to general maintenance of communal areas.

Energy Performance EPC Rating = E

Viewing

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





St. Mary Abbots Court, Warwick Gardens, W14

Gross internal area (approx.)
116 Sq m (1248 Sq ft) Including Under 1.5m
115 Sq m (1241 Sq ft) Excluding Under 1.5m
For identification only, Not to Scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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).



Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20221222IBRE

