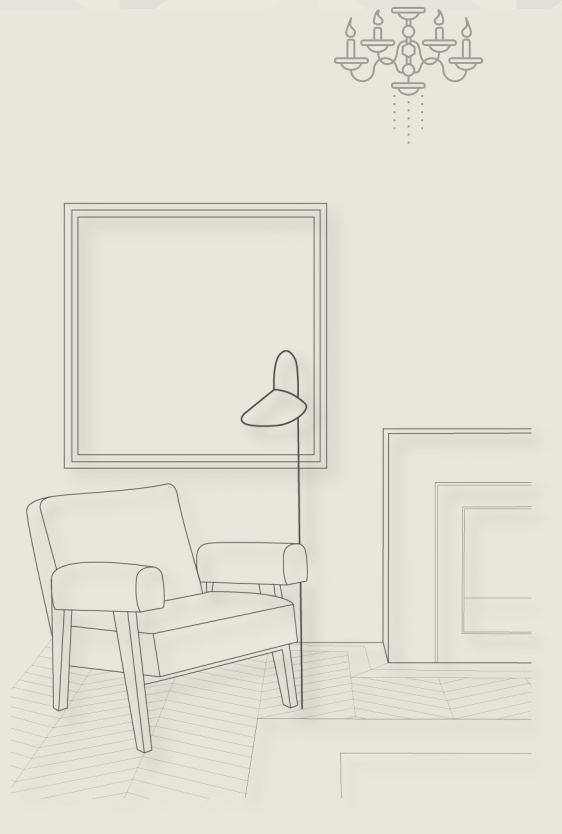


# ABINGDON COURT

KENSINGTON

W8







**A LATERAL 3 BEDROOM APARTMENT POSITIONED OVER THE RAISED GROUND FLOOR OF THIS TRULY IMPRESSIVE RED BRICK BUILDING WITH SOUTH FACING VIEWS.**

Featuring a double reception room with wonderful intricate cornicing and a Juliette balcony, a modern kitchen with integrated appliances and space for a small table. In addition is a spacious master bedroom with plenty of storage and an ensuite shower room. There is a further large double bedroom and a generous size single bedroom, which have access to a family bathroom with a large rainforest shower and separate bath. There is an additional WC for guests. Energy Rating C.

The property boasts extensive storage throughout, a wide entrance hallway with a good size coat cupboard and a porter within the building. Situated in this popular pocket of prime Kensington, making it the ideal location close to the green space of Holland Park and the amenities of High Street Kensington.

Material Information Parts B&C guidance as follows: Gas - Mains gas central heating. Water and Sewerage - mains water and sewerage. Internet- according to Ofcom, broadband services are available, including fibre. Mobile coverage - according to FTTP Pro, there is 3/4/5G mobile coverage at this address. Parking- enquire with local council Kensington and Chelsea, additional costs may be applicable.

Fees may be applicable to potential tenants, please ask us for more details.



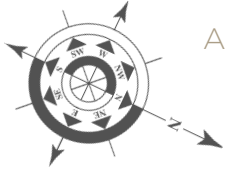




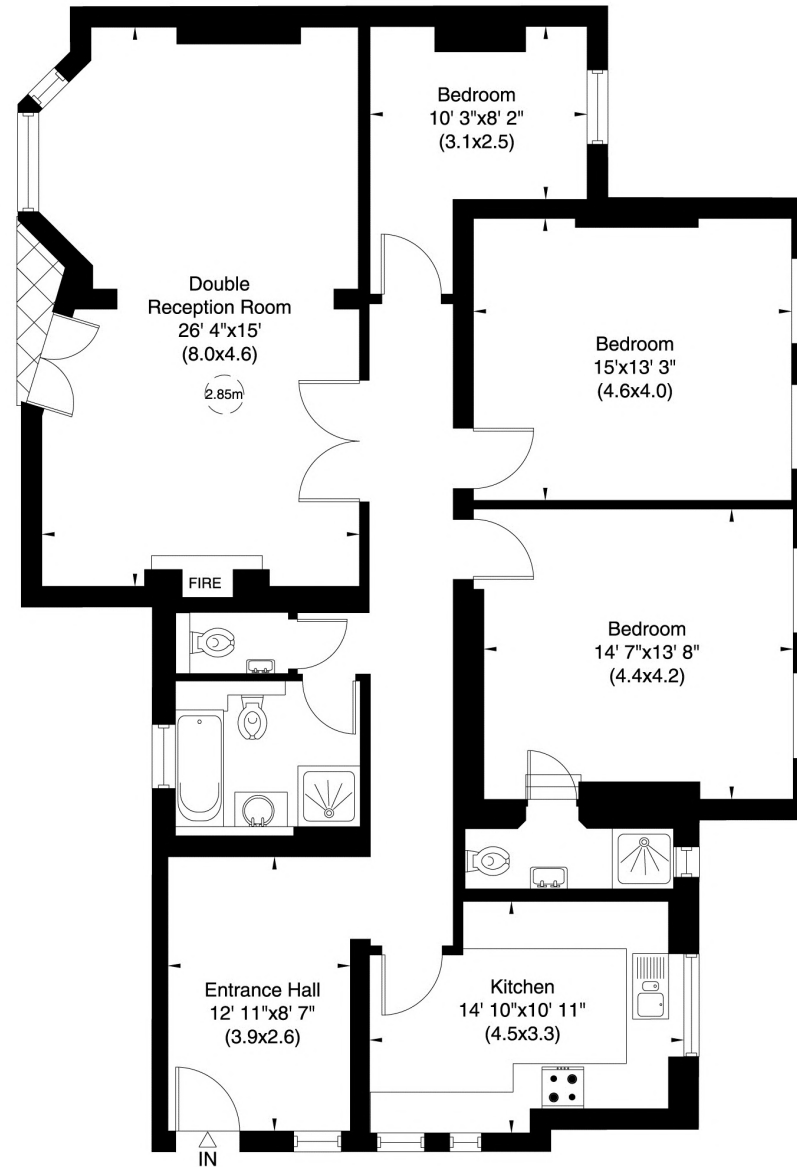




- LATERAL THREE BEDROOM PROPERTY IN A PRESTIGIOUS RED BRICK MANSION BLOCK
- GOOD SIZE PROPORTIONS
- ELEGANT DOUBLE RECEPTION ROOM
- 0.3 MILES TO HIGH STREET KENSINGTON AND HOLLAND PARK
- PORTER



Approx. Gross Internal Area 139 Sq m / 1,492 Sq ft



Raised Ground Floor

## TERMS

Asking Price  
£1,375 Per Week (£5,959 PCM)

Local Authority  
Royal Borough of Kensington and  
Chelsea

Council Tax Band  
H

EPC  
D



105 Kensington Church Street, London W8 7LN

Tel: 0207 581 2216  
[sales@maskells.com](mailto:sales@maskells.com)  
[lettings@maskells.com](mailto:lettings@maskells.com)  
[maskells.com](http://maskells.com)

We wish to advise prospective purchasers that we have prepared these particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.