

St Mary Abbots Court, London, W14 8RA





# A superb lateral apartment for sale in **Kensington**

Set on the fourth floor of a desirable Kensington block, this lateral apartment has been redesigned and refurbished to exacting standards throughout. Offering flexible accommodation there are three bedrooms, all with en suite bathrooms, three reception rooms, a large kitchen with adjacent utility room, study and cloakroom. Further benefits include air conditioning throughout, two onsite garages and a 24/7 porter.



**Guide price:** £3,275,000

**Tenure:** Share of freehold plus leasehold, approximately 957 years remaining

**Service charge:** £20,476 per annum including the sinking fund which is reviewed annually. We have been unable to confirm the next date of review for both the service charge and ground rent. You should ensure you or your advisors make your own inquiries.

**Ground rent:** We have been unable to confirm the ground rent amount, or frequency of review.

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** H



















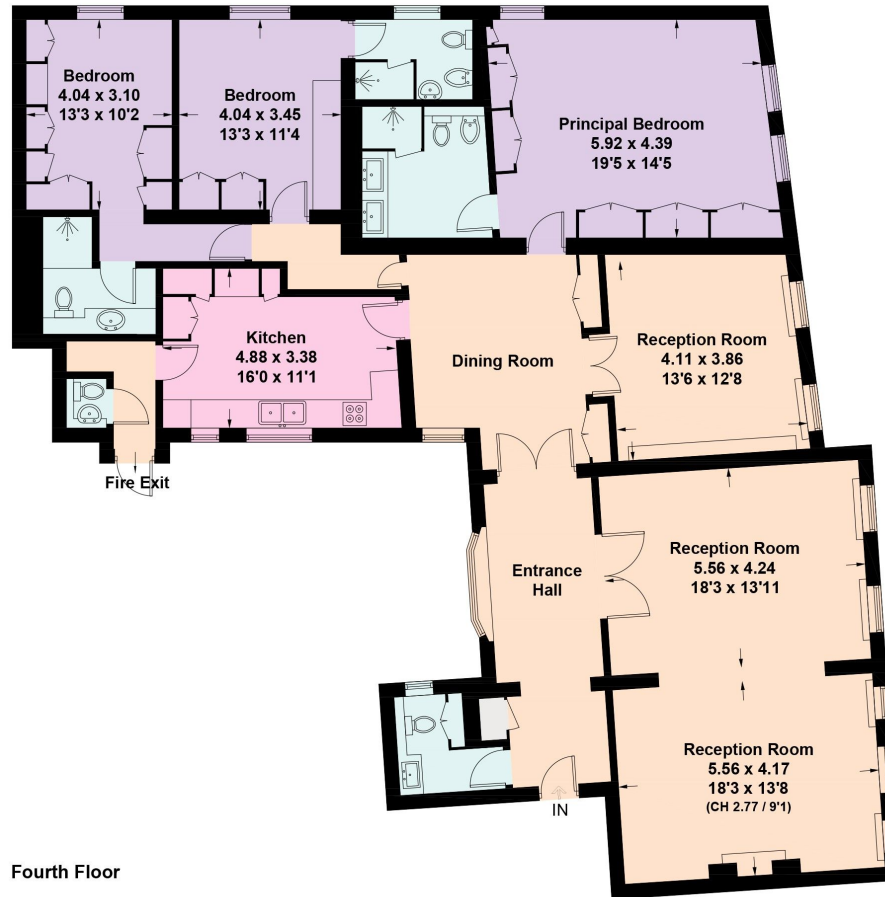






# St. Mary Abbots Court, W14

Approximate Floor Area = 217.6 sq m / 2342 sq ft  
Including Limited Use Area (3.2 sq m / 34 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank

Kensington

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I would be delighted to tell you more

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Fourth Floor

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2023. Photographs and videos dated December 2023.

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