



St Mary Abbots Terrace, Kensington W14

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A charming family house for sale on a private estate in Holland Park, W14.

Forming part of a quiet private estate, this house is finished to exacting standards throughout and offer flexible accommodation of four or five bedrooms. There is also fantastic entertaining space with superb kitchen and dining area leading to a walled private garden, and an excellent reception room on the first floor. There is the added benefit of off street parking to the front of the house.



**Guide price:** £3,370,000

**Tenure:** Available freehold

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

**Council tax band:** H



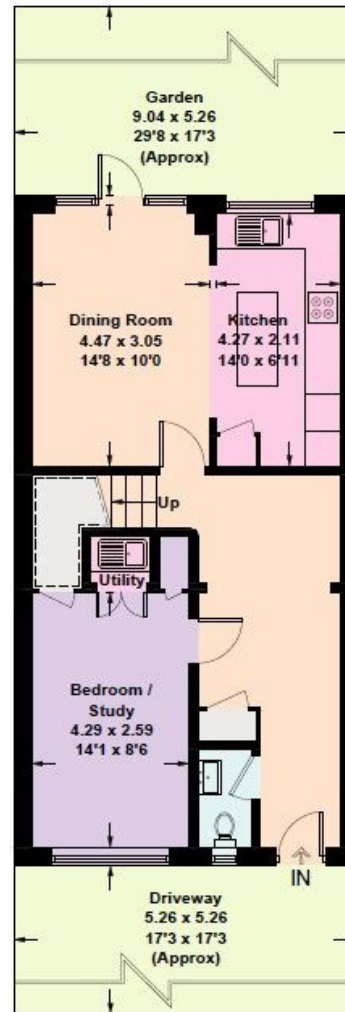
St Mary Abbots Terrace is a popular Private Estate conveniently located for the wide open spaces of Holland Park as well as the shopping and transport facilities located on High Street Kensington.





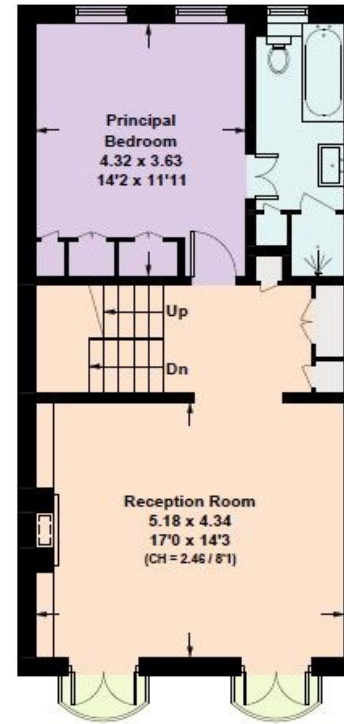
**Approximate Gross Internal Floor Area  
168.5 sq m / 1814 sq ft (Excluding Void)  
Including Limited Use Area (3.3 sq / 35 sq ft)**

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.

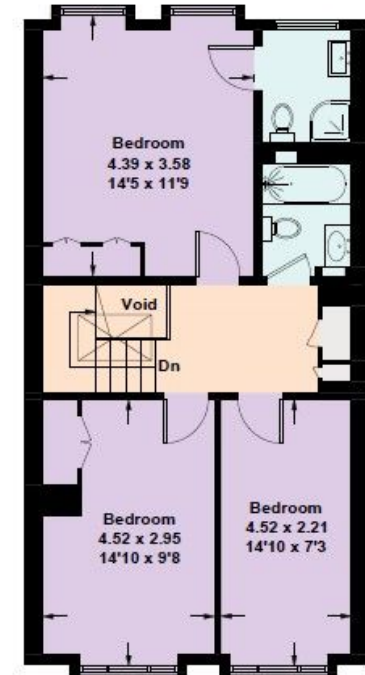


**Ground Floor**

- Reduced head height below 1.5m



**First Floor**



**Second Floor**

**Knight Frank**  
Kensington  
52-56 Kensington Church Street  
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We would be delighted to tell you more  
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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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