



NO. 9 KENSINGTON

St. Mary Abbots Place W8



INTRODUCTION

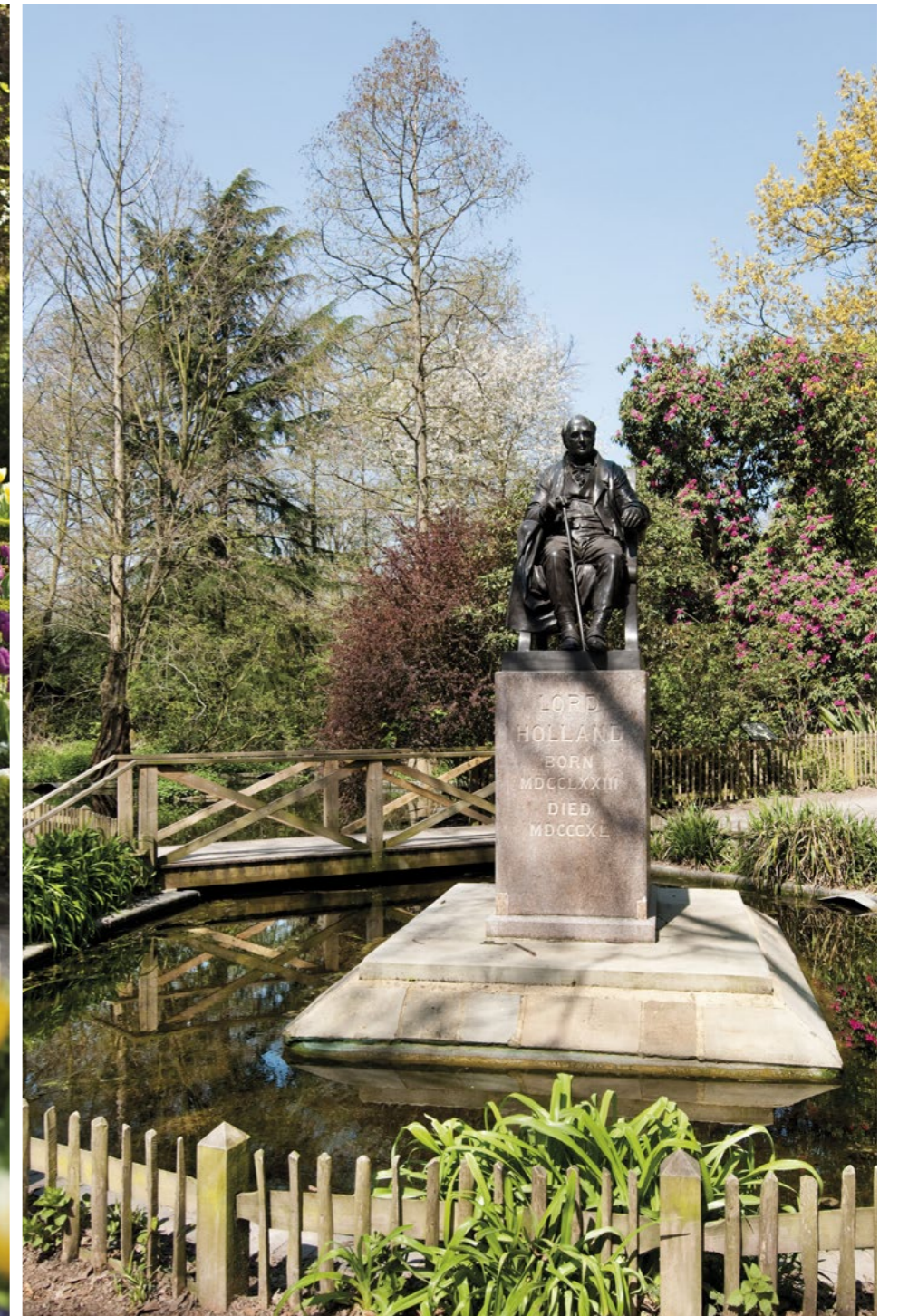
St. Mary Abbots Place is one of Kensington's well kept secrets, being a quiet cul-de-sac consisting primarily of Arts & Crafts houses and found just to the south of Holland Park. No.9 Kensington is a new low-built development of five apartments that whilst a more modern architecture, with its clean lines and lush green foliage, is a welcome addition to the address.

Each of the apartments are a wonderful mix of modern convenience with glass walls, private outdoor spaces and elegant, opulent finishes that create a refined and sleek feel throughout.

NO.9 ST. MARY ABBOTS PLACE

Designed by the renowned and award-winning Rodic Davidson Architects, the five apartments are either lateral or duplex and are arranged around generously proportioned courtyards that allow plenty of natural light to stream through each unit, all of which have their own private outside space.





THE LOCATION

Given 'Royal Borough' status in 1901, Kensington is one of London's most affluent and sought-after neighbourhoods, renowned for being a hub of culture, its concentration of stately Victorian homes, and proximity to elegant green spaces.

Within the area, there is an abundance of activity all in close proximity, from some of the capital's finest cafés and restaurants – including a selection of Michelin- starred destinations – to famed luxury department stores, such as Harrods and Harvey Nichols.

A rich arts- and-culture scene also abounds, notably with the Royal Albert Hall and the V&A, which perfectly complements the wide choice of excellent primary and secondary schools that also populate the vicinity.

When wanting to escape the crowds, residents can head to the vast green spaces of Hyde Park, the tree-lined paths of Kensington Gardens, or Holland Park's Japanese-style Kyoto Garden.



THE RESIDENCES

The interiors at 9 St Mary Abbots Place were overseen by a collective of specialists, bespoke high-end property developers and designers. The space has been skilfully planned to maximise volume and light, a feature that's enhanced by the floor-to-ceiling windows, and a refined, elegant feel is retained throughout thanks to a selection of luxe amenities and elegant, premium finishes, from travertine to porcelain.



CONCIERGE & SECURITY

A concierge-and-security team is on hand Monday to Saturday, from 8am to 6pm, with operations overseen by Bold & Reeves, London's eminent luxury-property management company.

Founded in 2012 by Bill Shipton, Bold & Reeves currently manages, maintains and monitors 937,00 sq ft of luxury homes in and around London. The firm uses a combination of experienced property managers and cutting-edge technology in order to reduce the risks of any issues arising while also minimising the total cost spent on home ownership, ultimately providing calm and peace of mind.



TERMS

Developer Kolan Investment Ltd
Architect Rodic Davidson

Interior Design Team Finchatton (A) and Matthews Rea (B, D)
Construction Partner London Projects

Tenure Leasehold 999 years
Local Authority The Royal Borough of Kensington & Chelsea

Ground Rent Peppercorn
Service Charge £11 psf p.a
Warranty / Guarantee TBC

Concierge Mon-Sat from 8am to 6pm
Property Management Bold & Reeves

Parking 4x car stacker spaces (won't fit larger cars), also apartments A, B & C eligible for RBK&C permit

TERMS

APARTMENT	FLOOR	BEDS	BATHS	G.I.A (SQ FT) EXC. LIMITED USE	ASKING PRICE	£ PSF	FURNITURE (EXCLUDED)	UNDERGROUND PARKING	PARKING RBK&	SERVICE CHARGE PER ANNUM	EPC RATING
A	1 & 2	4	4.5	3025	£7,950,000	£2,628	£250,000	By Separate Negotiation	Yes	£33,275	B
B	1	4	4.5	2763	£7,350,000	£2,660	£325,000	By Separate Negotiation	Yes	£30,393	B
C	G & LG	3	3.5	2332	£5,250,000	£2,251	n/a	By Separate Negotiation	Yes	£25,652	B
D	G & LG	3	3	1729	£3,950,000	£2,285	£250,000	By Separate Negotiation	n/a	£19,019	B
E	G & LG	3	3.5	1787	£3,950,000	£2,210	n/a	By Separate Negotiation	n/a	£19,657	B

SPECIFICATION

KITCHEN

- Molteni & C | Dada units
- Caesarstone worktops
- Bora Induction hob
- Gaggenau built-in oven
- Gaggenau combi microwave oven
- Gaggenau coffee machine
- Gaggenau steam oven
- Gaggenau warming drawer
- Liebherr fridge
- Liebherr freezer
- Miele dishwasher
- Quooker sink tap
- Quooker soap dispenser

UTILITY

- Molteni & C | Dada units
- Silestone worktops
- Miele washing machine
- Miele tumble dryer

JOINERY

- Molteni & C | Dada bedroom wardrobes
- Erganom bathroom's vanities and wall cabinets
- JOINERY
- Molteni & C | Dada bedroom wardrobes:
- Erganom bathroom's vanities and wall cabinets

ELECTRICS

- DLD Architectural downlights
- Focus SB sockets

HOME AUTOMATION & AUDIO VISUAL

- Crestron integrated control system
- Tyba Turn in-room control units
- Lutron electric curtains and blinds
- Crestron lighting keypads

- Forbes & Lomax lighting keypads finishes
- Bowers & Wilkins speakers
- Samsung Frame televisions

FINISHES

- Travertine slab work to communal entrance floors
- Travertine slab work to reception desk
- Travertine slab work to principal en suites floors and walls
- Secondary bathrooms floors and shower walls in Porcelain
- 20mm engineered wood floors

HEATING & COOLING

- London Projects wet underfloor heating throughout
- AC throughout



A

APARTMENT



Approximate Floor Area
281.0 sq m / 3,025 sq ft
excluding direct lift access / void
including limited use area
12.1 sq m / 130 sq ft



Roof Terrace

Second Floor

B

APARTMENT



Approximate Floor Area
256.7 sq m / 2,763 sq ft
excluding lift / plant / service
including limited use area
4.5 sq m / 48 sq ft



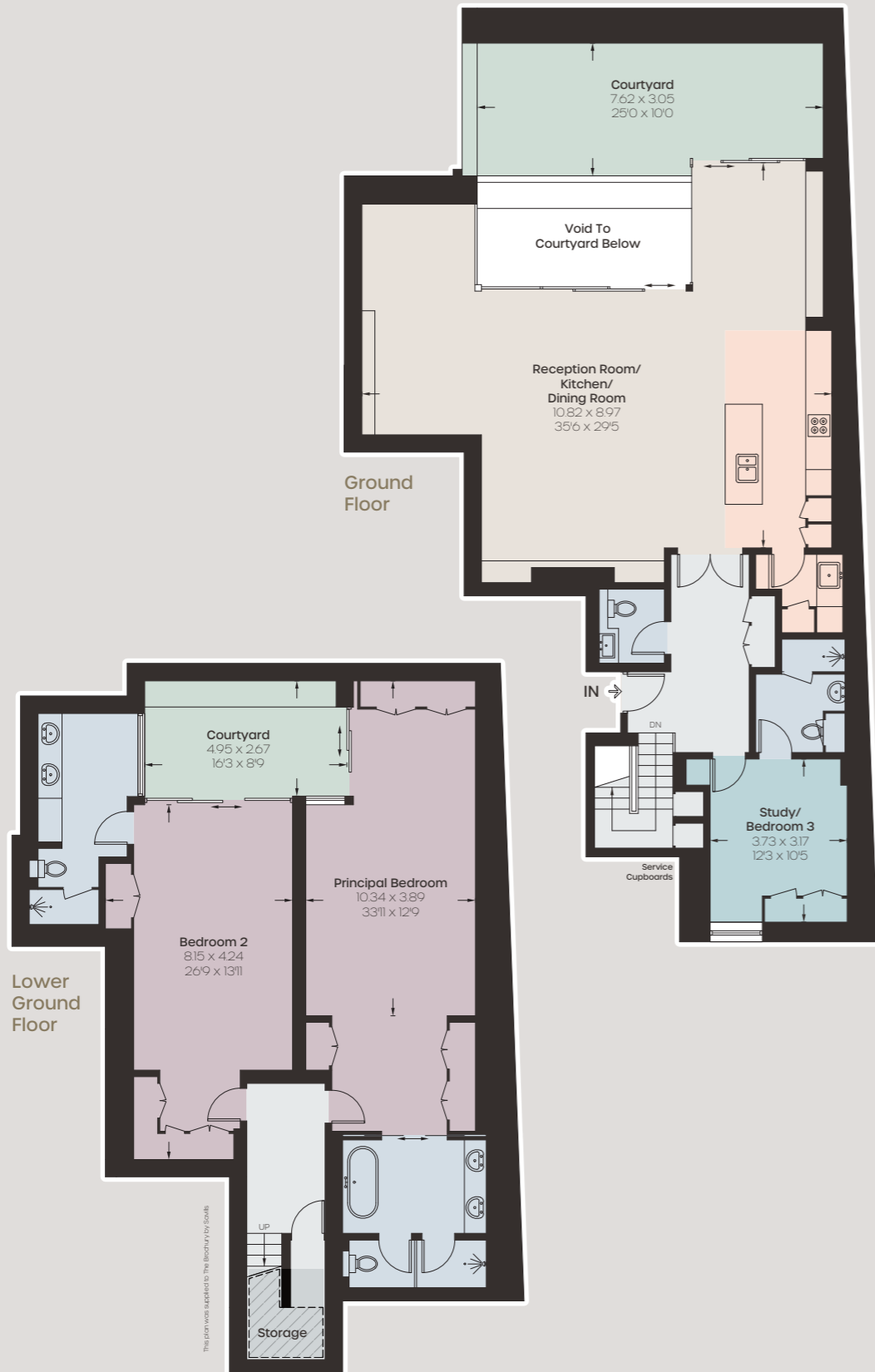
First Floor

C

APARTMENT



Approximate Floor Area
216.7 sq m / 2,332 sq ft
excluding service cupboards
including limited use area
3.1 sq m / 33 sq ft

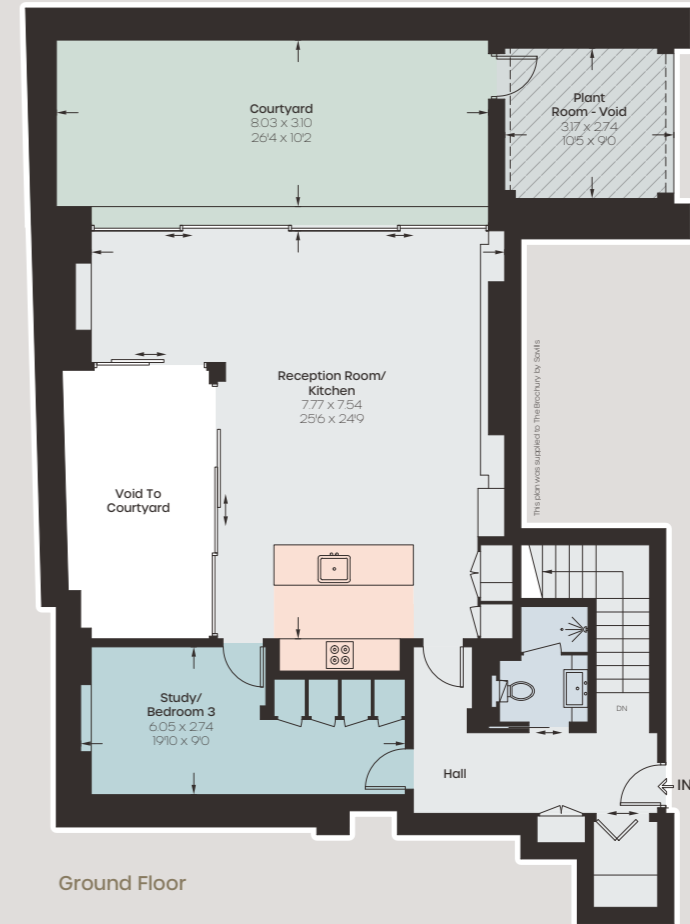


Approximate Floor Area
160.6 sq m / 1,729 sq ft
excluding plant room / void
including limited use area
11.3 sq m / 122 sq ft

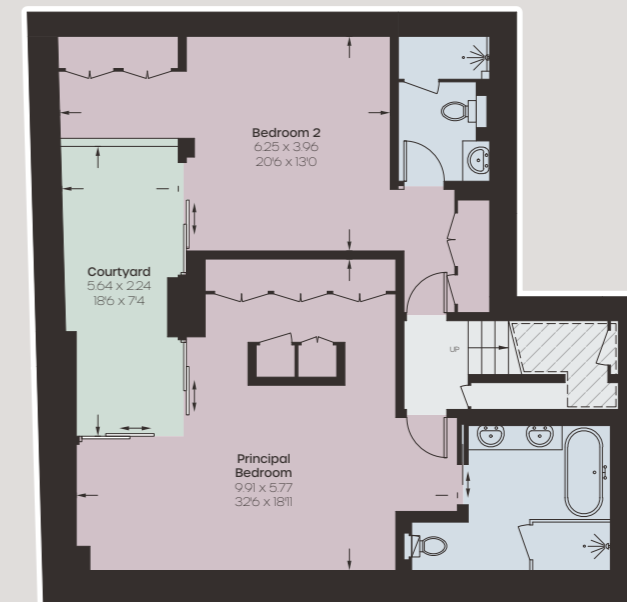


D

APARTMENT



Ground Floor

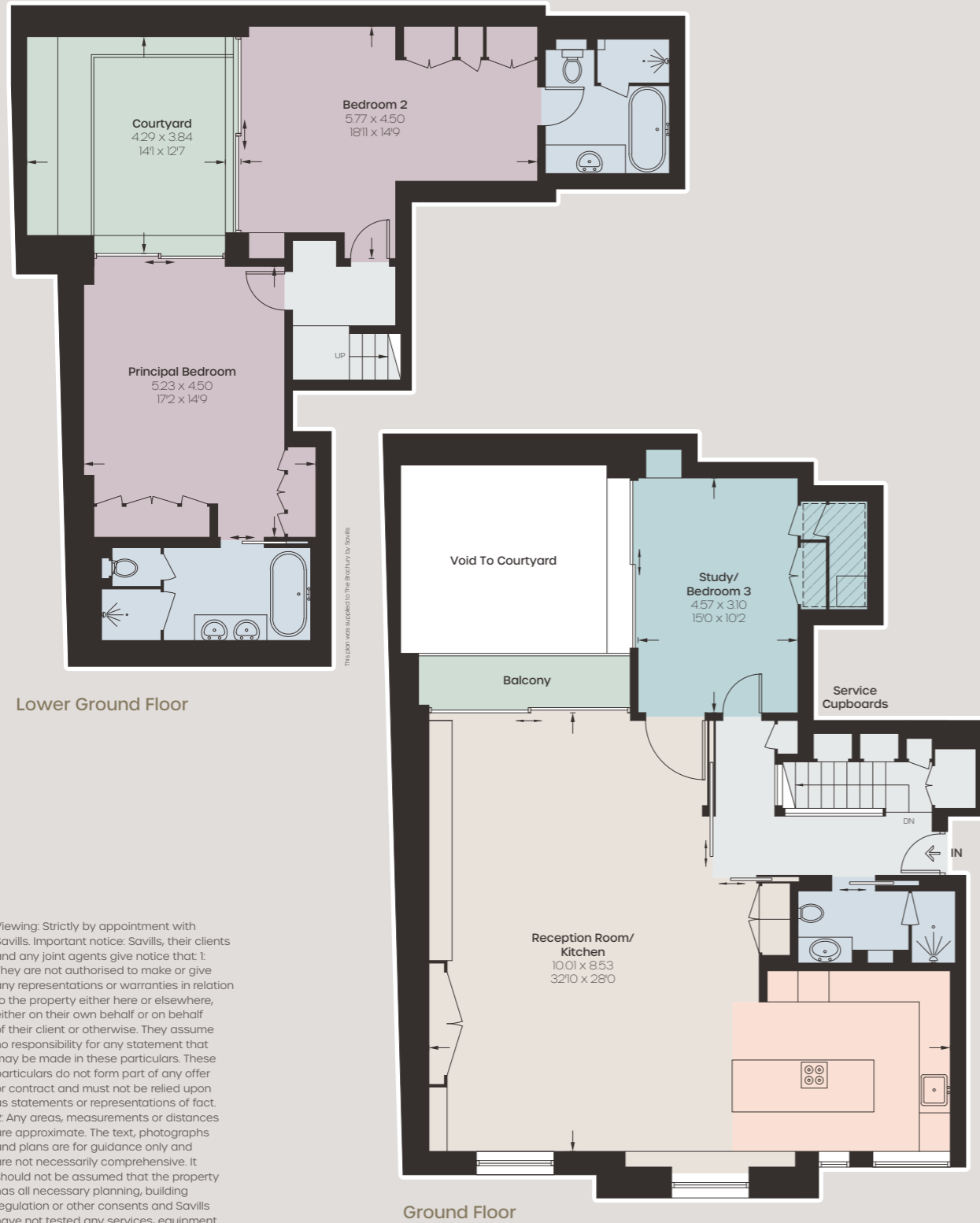


Lower Ground Floor

E APARTMENT



Approximate Floor Area
166.0 sq m / 1,787 sq ft
excluding service cupboards
including limited use area
3.1 sq m / 33 sq ft



Viewing: Strictly by appointment with Savills. Important notice: Savills, their 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.
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