



Viewings by appointment
0207 483 2611

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11 - 13 Young Street, W8 5EH

£3,965 *fees apply



This beautifully designed 3rd-floor one-bedroom apartment offers 687 sq ft of bright, modern living in the prestigious Imperial House. Finished to a high specification, it features a spacious reception, fully fitted contemporary kitchen and a well-proportioned bedroom with en suite, plus a separate family bathroom. Large windows maximise natural light, while residents benefit from air conditioning, lifts, video entry, CCTV, a daily porter and access to communal gardens. Positioned moments from Kensington High Street and close to Kensington Gardens, the V&A, Imperial College and excellent transport links, this home offers prime W8 living with superb convenience.

Key Features

- 3rd-floor 1-bed, 2-bath apartment
- 687 sq ft of bright, high-spec accommodation
- Spacious reception with full-height windows
- Fully fitted modern kitchen
- Bedroom with en suite plus family bathroom
- Air conditioning, CCTV & video entry
- Daily porter, lifts & communal gardens
- Offered furnished or unfurnished
- Prime Kensington location
- Short walk to Kensington Gardens & South Kensington Station

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1 8 7 0 9 7 4). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 0 9 7 7 8 0 1 9 7. We charge no administration fees to tenants.

Tax Band: F
EPC Rating: C



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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| | | 79 | 81 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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7-8 Regency Parade
London, NW3 5EG

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www.abbeyproperties.co.uk



*All Fees stated are inclusive of VAT
(calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.