



Viewings by appointment
0207 483 2611

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properties

, W8 5PQ

£15,621 *fees apply



We are delighted to offer a stunning two-bedroom apartment with a large private terrace with spectacular views over Kensington. The apartment is situated within a super prime Georgian building in the heart of the Royal Borough of Kensington & Chelsea.

The 1,120 SQ FT apartment is situated on the third floor and comprises an open-plan integrated kitchen, a large reception/ dining room with impressive entertaining space, bi-fold doors leading onto a superb inside/outside private south-facing terrace, two double bedrooms with ensuite bathrooms, & guest powder room. The apartment has been interior designed to the highest specification allowing for space and style.

Pet friendly with on-street parking available via paid permit.

- Elegant and spacious apartment with outdoor space
- Stucco-fronted building in leafy Kensington
- Samsung Smart TVs with Sonos soundbars
- High ceilings and period features throughout
- Miele appliances, Quooker hot/cold tap
- On-street parking

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 097780197. We charge no administration fees to tenants.

Tax Band: G
EPC Rating: C



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THIRD FLOOR

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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7-8 Regency Parade
 London, NW3 5EG

lettings@abbeyproperties.co.uk

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.

