



ST MARY ABBOTS COURT,  
KENSINGTON, W14

Asking Price £3,000,000 Leasehold - Share of Freehold

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**NAPIER WATT**

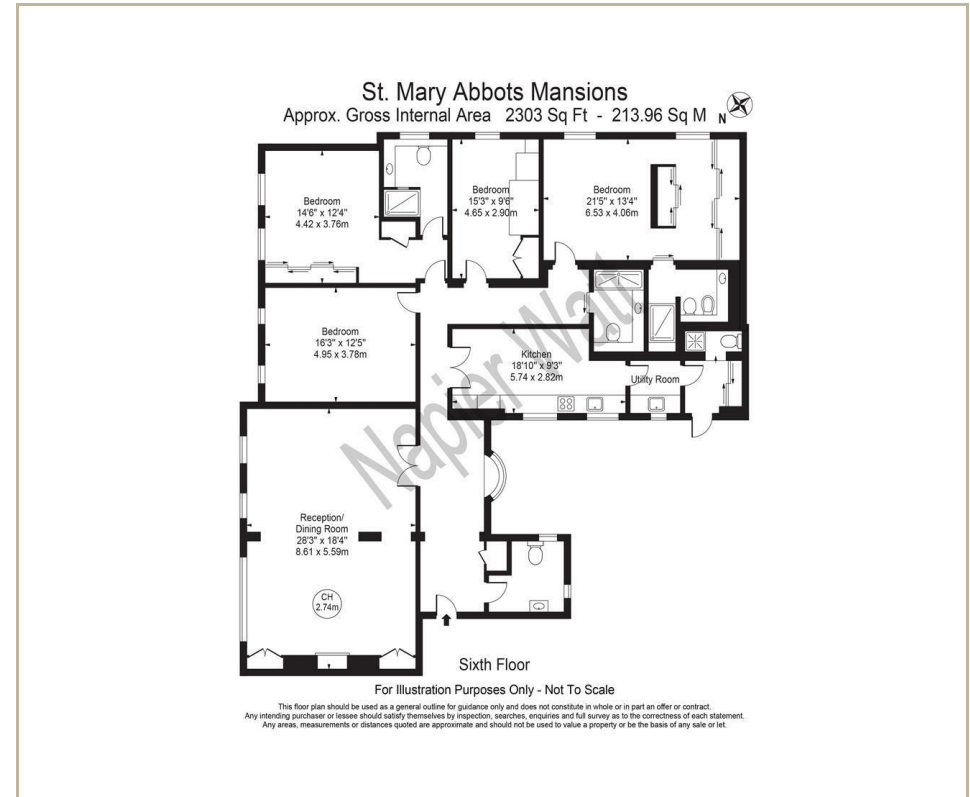
PROPERTY CONSULTANTS

## Description

An elegant four-bedroom lateral apartment in a highly desirable portered block in Kensington. An elegant, spacious (2,303 sq.ft approx.) and well-designed lateral apartment offering an abundance of natural light situated on the top (6th) floor with lift of this well maintained portered block. Residents benefits from a 24-hour porter, communal garden and lifts. St Mary Abbot's Court is located on the corner of Warwick Gardens and High Street Kensington, benefitting from numerous shopping, entertainment and transport facilities and the nearby open spaces of Holland

Park. A private single garage is available by separate negotiations.

4 Bedrooms : Shower Room : 2 En Suite Shower Rooms : Guest WC : 2 Reception Rooms : Kitchen : Utility Room/Guest WC : Lift : 24 Hour Porter : Communal Gardens : Share of Freehold



## TERMS

Share of Freehold - Leasehold: 998 years

**GARAGE AVAILABLE BY SEPARATE NEGOTIATION**

For Clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.

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