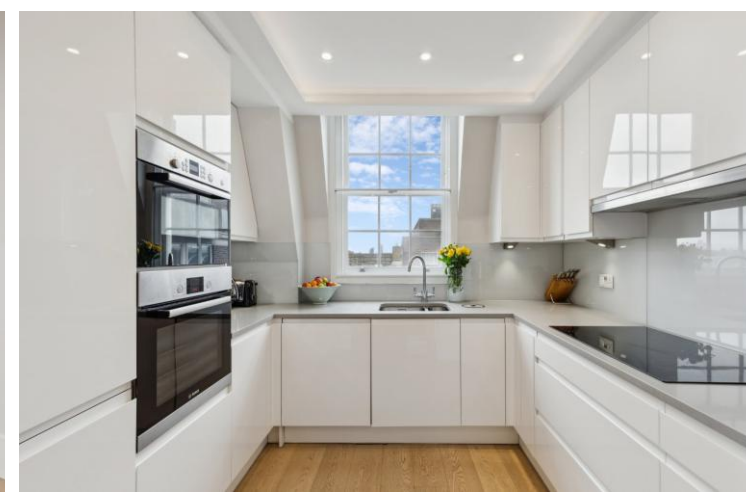




Warwick Gardens
Holland Park, W14





A beautifully refurbished two-bedroom, two-bathroom flat set over 1086 sq ft, on the top floor of a sought after portered block in Kensington.

The carefully designed apartment opens with a wonderful double reception room offering exceptional natural light and panoramic views over the London skyline. The separate kitchen is fully modernised featuring an integrated kitchen suite. There is a separate dining area off the kitchen. There is air conditioning throughout the apartment.

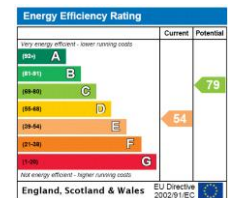
The principal bedroom suite features a wealth of built in storage and complete ensuite with separate bath and walk-in shower. The second bedroom also offers a comfortable space with built in wardrobes. There is a separate bathroom in addition to a guest W/C.

Secure and covered parking is available by separate negotiation.

Ideally situated near Kensington High Street and Holland Park, this period building provides convenient access to local amenities and transport links.

- - Two bedrooms
- - Two bathrooms + guest W/C
- - Top floor with lift
- - Porter
- - Air conditioning throughout
- - Communal Garden

Asking Price £1,350,000



Tenure: Leasehold 105 years remaining

Service Charge: £14,512 per annum

Ground Rent: £10 per annum

Local Authority: Royal Borough of Kensington & Chelsea

Council Tax Band: G

Chestertons Kensington Sales

116 Kensington High Street

London

W8 7RW

kensington@chestertons.co.uk

020 7937 7244

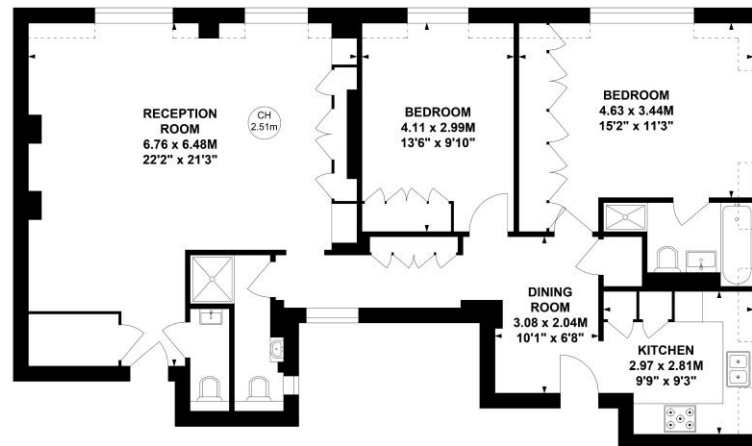
chestertons.co.uk

St. Mary Abbots Court, W14

Approximate gross internal area

100.9 sq m / 1086.0 sq ft

Key :
CH - Ceiling Height



Sixth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.



This paper is
100% recyclable