



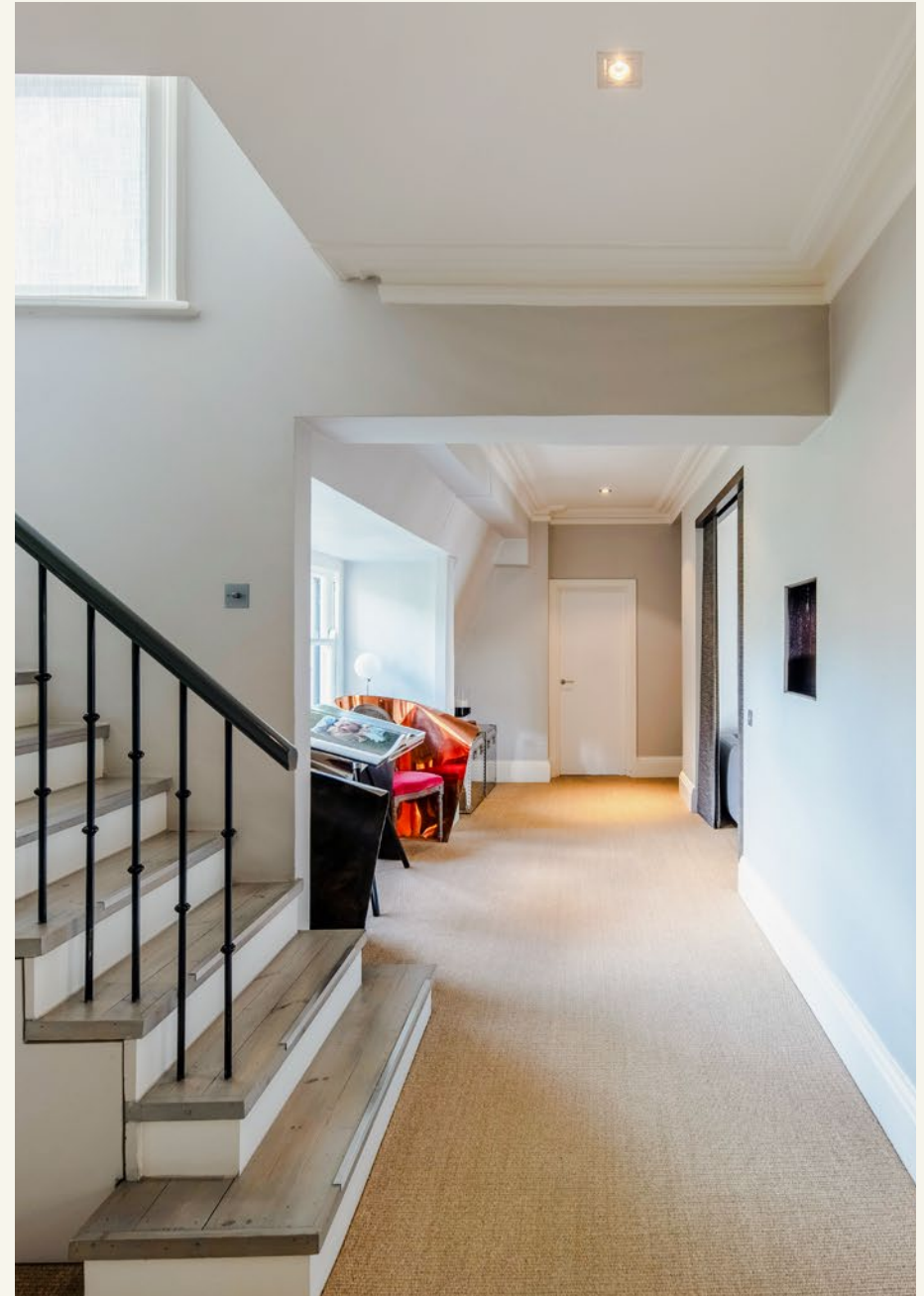
ABBOTS COURT
THACKERAY STREET

LONDON, W8 5ES



Abbots Court is an attractive and well-managed mansion block with just eight apartments, located just off Kensington Square.

It is conveniently located for High Street Kensington, as well as Kensington Gardens and Hyde Park, with amenities such as Whole Foods, Thomas's Kensington and The Roof Gardens all in close proximity. The apartment benefits from access to the communal gardens of Kensington Square, as well as a passenger lift and a porter.







The apartment is accessed through a large entrance hall at ground floor level with lift access to the fourth floor. On entering the flat you are greeted with a sense of space and light, with a wide entrance hall leading onto the double reception room, with excellent entertaining and dining space. There is a wonderful family kitchen, with a dining area in the 'turret', as well as two further bedroom suites or studies as well as a guest w/c and a utility room.



The spacious principal bedroom suite is on the top floor, with a walk in wardrobe, large bathroom and a separate dressing room, study or additional bedroom. There are two further bedrooms, and a family bathroom. On the lower ground floor there is a separate store room, ideal for bikes or scooters.

Abbots Court is quietly located moments from High Street Kensington, as well as Kensington Gardens and Hyde Park, as well as the conveniences of the cafes, restaurants, delicatessens and shops of Thackeray Street.



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Approximate Areas

3,112 ft² / 289 m²

2,792 ft² / 259 m² – excluding storage,
and under 1.5m ceiling height

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only.

Guide Price:	£4,850,000
Tenure:	Share of Freehold (998 years)
Service Charge:	£14,075.41 incl. contribution to reserve fund
Local Authority:	RBKC
Council Tax:	Band G

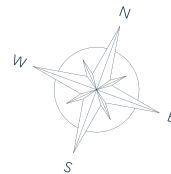
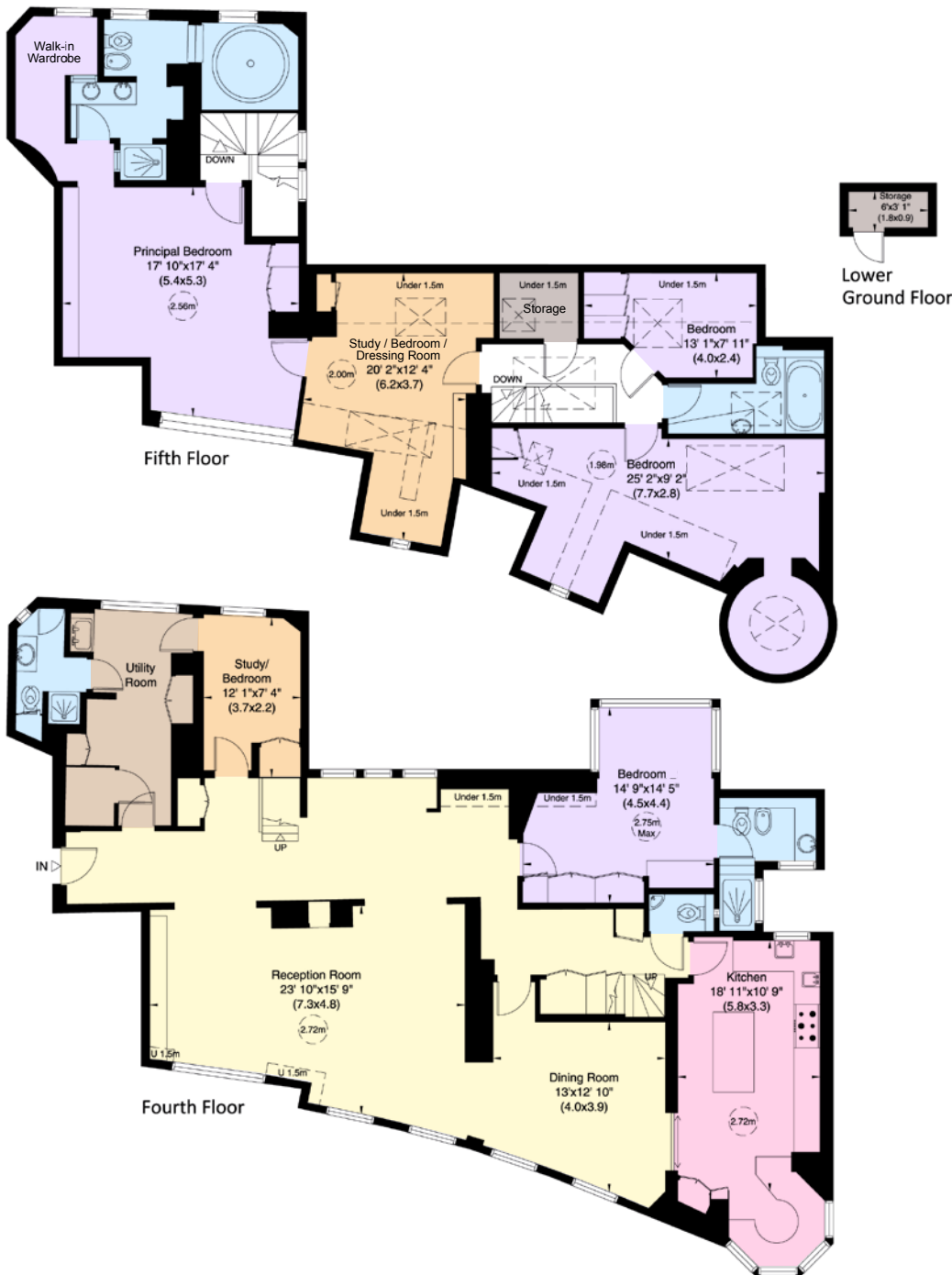
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.