

Abingdon Mansions, Kensington



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Enchanting views and three double bedrooms in central Kensington.

A much loved three double bedroom London family home that underwent extensive refurbishment with intelligent interior design choices by Eton's of Bath.

This turn-key presentation continues across one of the largest footprints (978sqft) in the block, retaining many period features, whilst adding contemporary design and tech twists. Of note, are the new hardwood plan floors, refurbished sashes, and the large south-facing bay window in the reception affording stunning panoramic views across Kensington.

The reception room remains bathed in natural light throughout the day, has a central gas fireplace with handbuilt cabinetry to either side. The room has ample space for soft furnishings and a six-person dining table.

The entrance hall leads past the south-facing principal double bedroom, fitted with a show of wardrobes/storage. Additional ceiling sound proofing has been fitted to the principal bedroom to ensure a peaceful sleeping environment.

The two guest double bedrooms are both fitted with hand-built wardrobes/storage and are served by two well-presented bath/shower rooms (one en suite) with underfloor heating, heated towel rails and marble finishes.

A bespoke hand-built kitchen by Benton's of Somerset has a water softener, copper finishes and is fitted with integrated Miele and Bosch appliances and underfloor heating. To one side of the kitchen is a walk-in boiler and washer dryer store.

A very well presented third floor apartment that would suit families, young professionals, investors and/or those looking for a pied-a-terre.



Location

Abingdon Mansions is a striking red brick mansion block fronting Pater Street, well located between Earls Court Road and High Street Kensington.

The location affords excellent access to independent shops, restaurants, cafes and amenities including The Abingdon (modern European cuisine). This location is also within striking distance of open green space, various managed gardens, and recreational and educational facilities at the 54 acres of Holland Park.

There are excellent transport links from: Kensington (Olympia) Station (0.4 miles), National Rail, Overground and District Lines, High Street Kensington Underground (0.3 miles) District & Circle Lines, and Earl's Court Tube (0.5 miles) District & Picadilly Lines.

There are good schools in the area: St Barnabas & St Philips CofE Primary School (Ofsted: Good) 0.1miles, Kensington Primary Academy (Ofsted: Outstanding) 0.5miles, St James Preparatory School (Independent) 0.7miles SIAL (Independent) 1.0 miles, St Mary Abbotts CofE Primary School Ofsted: Good) 0.5miles

Postcode region: W8

General

Tenure: Leasehold, 999yrs expires 02/05/3004
Local Authority: Royal Borough of Kensington & Chelsea
Council Tax: Band F
EPC Rating: C
Service Charge: £3,409 per annum 2025/26 (payable in two instalments)
Ground Rent: Peppercorn
Parking: RBKC residents' parking permit
Fixtures & Fittings: Certain items are excluded from sale but may be acquired by separate negotiation
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

978 sq ft (90.88 sq m)
3 bedrooms
2 bathrooms
Turnkey with views
End of chain
Leasehold

Guide price £1,300,000

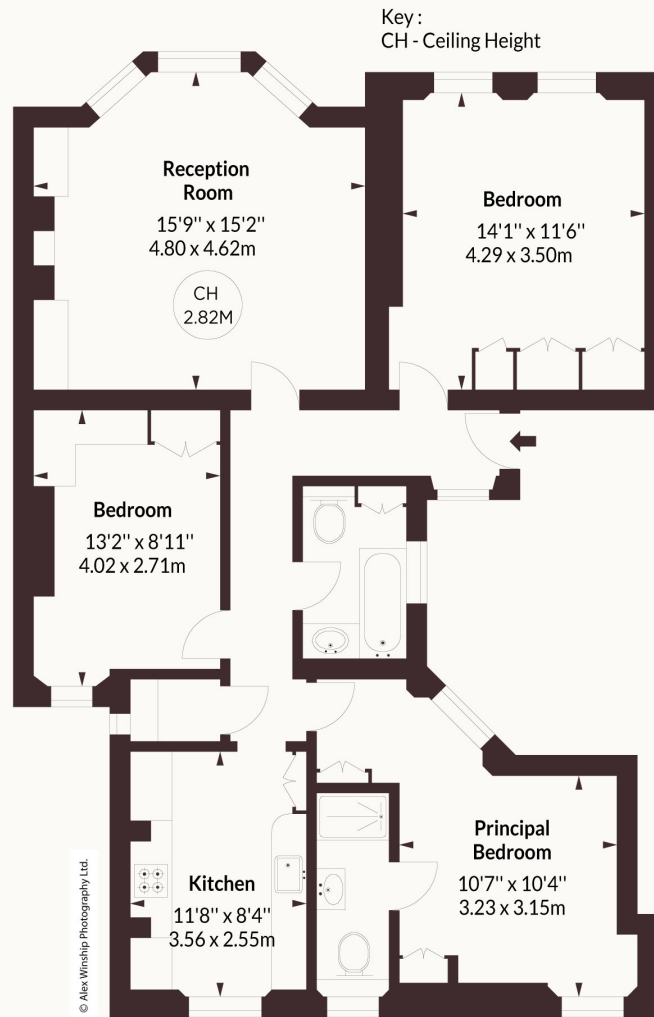


Abingdon Mansions, W8

APPROX. GROSS INTERNAL AREA *
978 Sq Ft - 90.88 Sq M



This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



THIRD FLOOR

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