

Abingdon Road,
Kensington



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& Parker

Land and property. Since 1885.

An immaculately developed three bedroom turnkey maisonette with private entrance and garden, located on one of Kensington's most sought after addresses.

Positioned on one of Kensington's most desirable residential streets, this exceptional three bedroom maisonette on Abingdon Road has been meticulously redesigned and developed to create an elegant turnkey home of remarkable quality and style. Occupying the ground and lower ground floors of a handsome Victorian period conversion, the property extends to approximately 1,371 sq. ft and benefits from its own private entrance, well balanced living space and a private patio garden. The raised ground floor is centred around an impressive double reception room, tastefully finished with limestone fireplaces, intricate handcrafted cornicing and excellent ceiling heights. Large sash windows to the front elevation provide the reception room with natural light, while the dining area to the rear of the reception room backs on to a balcony, which overlooks the private patio garden.

A bespoke Eggersmann kitchen is beautifully appointed with a high quality range of integrated Miele appliances. To the rear of the kitchen there is a guest WC, whilst a separate utility and storage area discreetly houses the Miele laundry facilities.

The lower floor provides superb bedroom accommodation, including a principal suite complete with en-suite bathroom, dedicated dressing area and separate walk-in wardrobe. Two further guest bedrooms are positioned quietly to the rear of the apartment and enjoy direct access onto the private patio garden, sharing a beautifully designed shower room. All bathrooms benefit from underfloor heating, while the property as a whole offers exceptional bespoke storage and fitted wardrobe space throughout.

Abingdon Road offers the opportunity to make an ideal first-time purchase or the ultimate Kensington W8 pied-à-terre.



Location

Abingdon Road is situated within the highly regarded Stratford Village enclave of Kensington, a charming and established residential pocket renowned for its elegant Victorian architecture, leafy streets and exceptional sense of community. Residents enjoy immediate access to an array of excellent independent cafés, boutiques, gastro pubs and restaurants along nearby Kensington High Street, Earl's Court and Gloucester Road, whilst the green open spaces of Holland Park and Kensington Gardens are within easy reach. Excellent transport connections are provided via London Underground stations at High Street Kensington, Gloucester Road and Earl's Court.

Postcode region: W8

History

Historically, Abingdon Road forms part of Kensington's distinguished Victorian expansion during the mid to late 19th century, when much of the area was transformed into a collection of elegant white stucco fronted terraces and grand residential buildings designed for London's affluent professional classes. Today, the area remains one of the Royal Borough's most sought after addresses, admired for its architectural heritage, garden squares, access to green open spaces and village atmosphere in the heart of prime Central London.

General

Tenure: Share of Freehold - 999 year lease, from and including 7 March 2025 to and including 31 December 3023
 Local Authority: Royal Borough of Kensington & Chelsea
 Council Tax: Band F
 EPC Rating: C
 Service Charge: £2,500 per annum
 Ground Rent: Peppercorn
 Parking: Royal Borough of Kensington & Chelsea - Residents permit
 Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



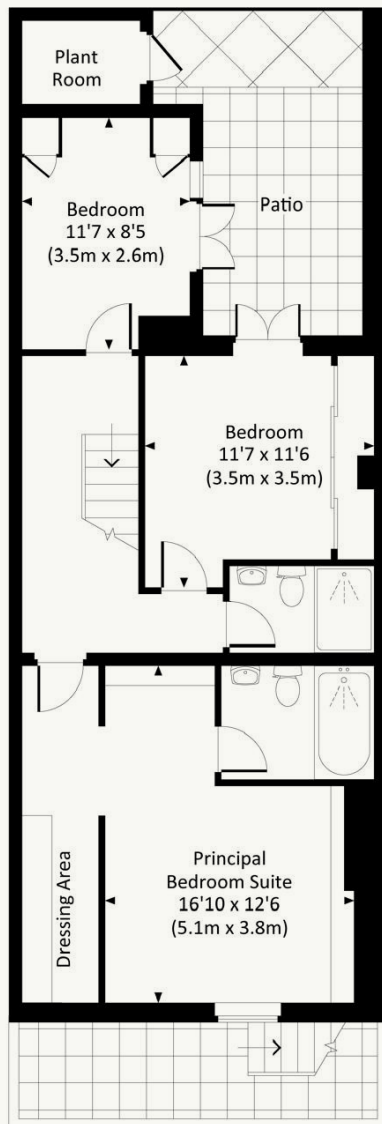
1,371 sq ft (127.4 sq m)
Period conversion
Private entrance
Three double bedrooms
Private patio garden
Share of Freehold

Asking price £2,250,000

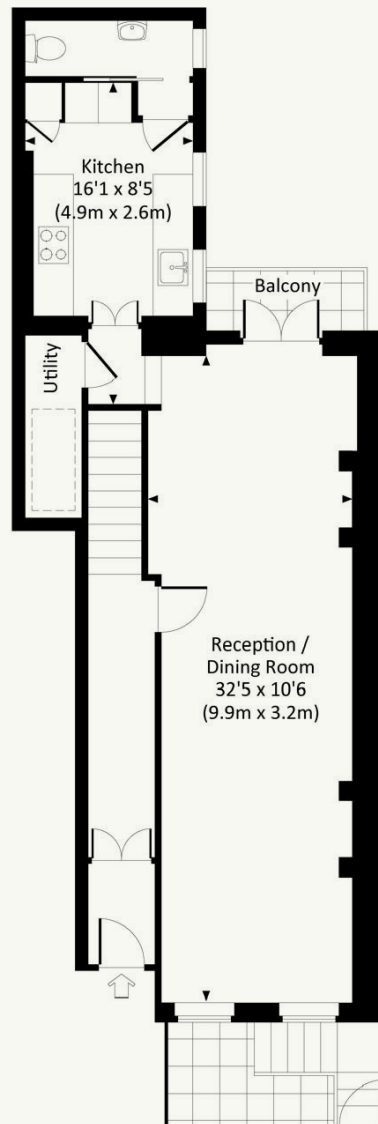
ABINGDON ROAD, W8

Approx. gross internal area

1371 Sq Ft. / 127.4 Sq M.



LOWER GROUND FLOOR



GROUND FLOOR

All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.rayco.london - +44 7793 974 209

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