



CLOSE X



RUSSELL SIMPSON

Charming two-bedroom flat in a
handsome Kensington mansion
block

ABINGDON GARDENS
KENSINGTON W8

Abingdon Gardens

£1,675,000

BEDROOMS 2	INTERNAL 1,523 SQ FT 141 SQM	OUTDOOR —	COUNCIL RBKC
BATHROOMS 2		EPC C	COUNCIL TAX G
TENURE Leasehold	LEASE LENGTH 212 YEARS	GROUND RENT —	SERVICE CHARGE —



The Property



CLOSE X

A beautifully presented apartment with generous reception spaces and period charm.

Tastefully decorated throughout, this charming laterally arranged apartment further benefits from portage and the option of lift access.





Russell Simpson



Abingdon Gardens

Indoor Spaces



CLOSE X

Smart communal parts with stained glass windows lead you down to the apartment, with a lobby area opening through to the remainder of the property. Whilst currently configured as an exceptionally comfortable one bedroom the natural layout lends itself to a number of options.

The primary reception room is found at the end wooden floored corridor, and features large sash windows, and a superb fireplace with ornate marble surround. Next door is a generous dining room, with a cleverly constructed study area.

The kitchen offers space for more informal dining, as well as stone countertops, dark wood cabinetry and excellent storage.

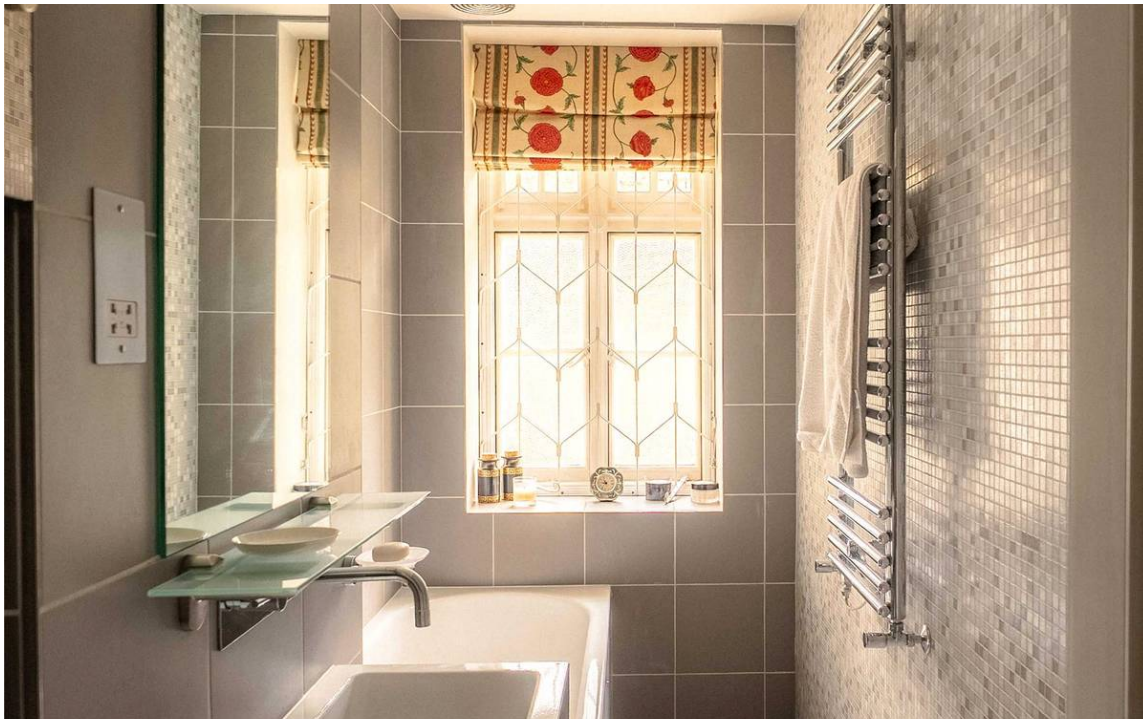


The Bedrooms



CLOSE X

The two bedrooms offer equally generous proportions, the natural primary has a full wall of built in storage, and a comfortable seating area in the bay window. The second, currently configures as a secondary sitting room has ample space for some secondary joinery to create a comfortable double bedroom. The bedrooms are serviced by two bathrooms, one with bath, and the other with a shower.



The Neighbourhood

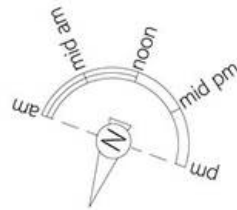


CLOSE X

Abingdon Villas is a picturesque tree-lined street in the heart of Kensington, moments away from the exceptional shopping and dining opportunities of Kensington High Street. The property is within easy reach of the open spaces of Holland Park and the cultural treasures of this distinguished area. Transport connections are superb, with High Street Kensington station providing swift access to central London, while the upmarket boutiques and renowned restaurants of the neighbourhood are all within a short walk.



CLOSE X



Abingdon Gardens, Abingdon Villas, W8

**RUSSELL
SIMPSON**

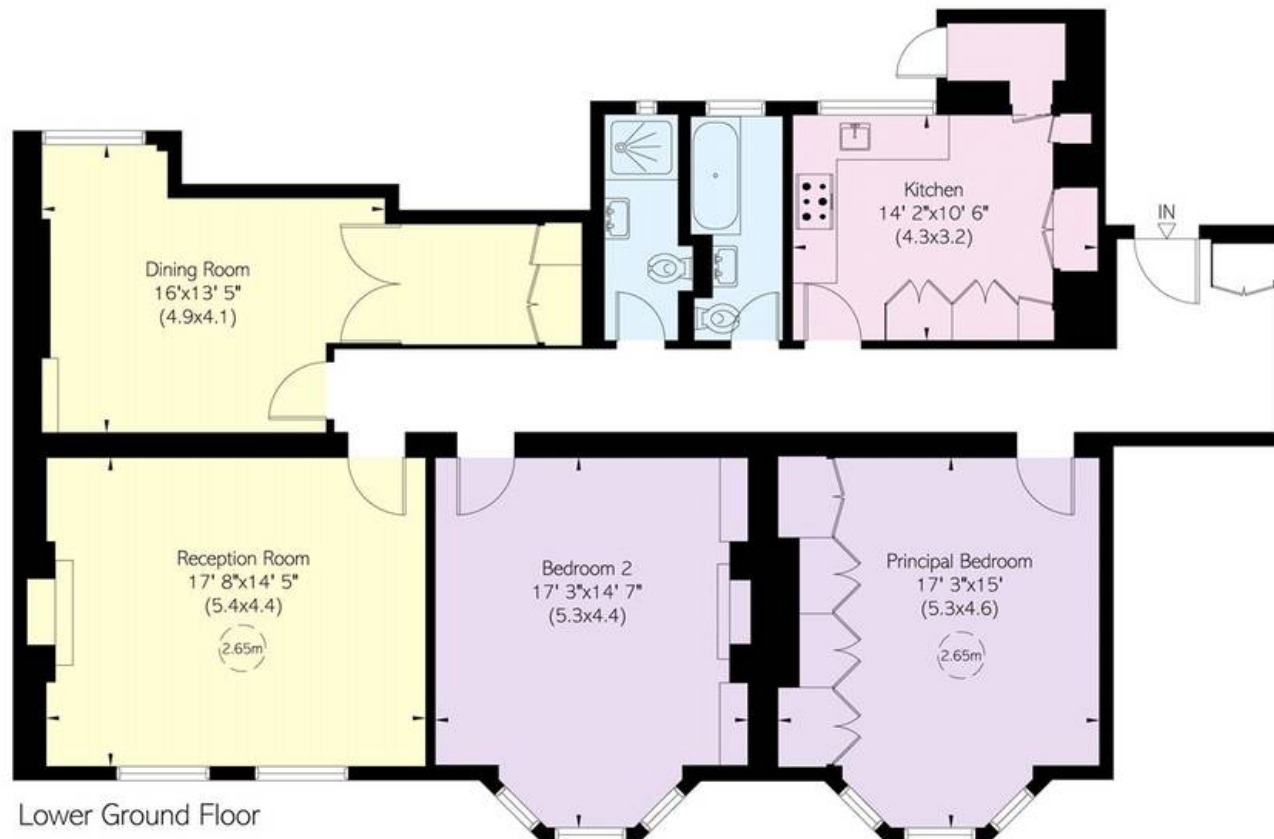
Approximate Internal Area
1,523 sq ft/ 142 sq m

Including limited use area
18 sq ft/ 2 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



Reduced head height below 1.5m



**RUSSELL
SIMPSON**



CLOSE X

Contact Us

+44 (0) 20 3761 9691

13 Kensington Square
London
W8 5HD

kensington@russellsimpson.co.uk

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. October 2021