



RUSSELL SIMPSON

Bright and spacious three bedroom
apartment with eat-in kitchen and
far reaching views

ST MARY ABBOTS COURT
HOLLAND PARK W14

St Mary Abbots Court

£1,400,000

BEDROOMS 3	INTERNAL 1,081 SQ FT 100 SQM	OUTDOOR —	COUNCIL RBKC
BATHROOMS 2		EPC D	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 106 YEARS	GROUND RENT —	SERVICE CHARGE £7,142 P/Y



The Property

Laterally arranged apartment benefitting from private off-street parking and portorage.

From the front door, the entrance hall leads you to the central hallway off which all principal rooms are found. Directly ahead is the reception room, with large sash windows and a marble fireplace, as well as a recessed nook that could offer study space. The two equally sized secondary bedrooms offer built in storage, with one currently in use as a dining room. The principal ensuite bedroom takes advantage of its end of block position with a charming double-aspect view over the tree-tops of Kensington.

Indoor Spaces

Thoughtfully modernised and tastefully dressed, the apartment has been designed to be flexible, as well as offer a calm oasis in the heart of Central London.

To the rear, the modern kitchen has been carefully designed to maximise the room, and allow the space for a breakfast table. The secondary bathroom services the two secondary bedrooms, and in addition there is ancillary storage throughout the property.





The Bedrooms



The Neighbourhood

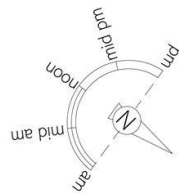
The flat forms part of a handsome inter-war mansion block, and to the rear is a densely planted patio garden for resident to enjoy. Passing through the garden, a discreet door leads to the covered garage and designated parking space. Vehicular access is from the Warwick Road via an automatic roller door.

St Mary Abbots Court is found at the Western end of High Street Kensington, and 5 minutes' walk to the green spaces of Holland Park. Kensington Olympia station is similarly close, and there are a number of restaurants and shops on the doorstep



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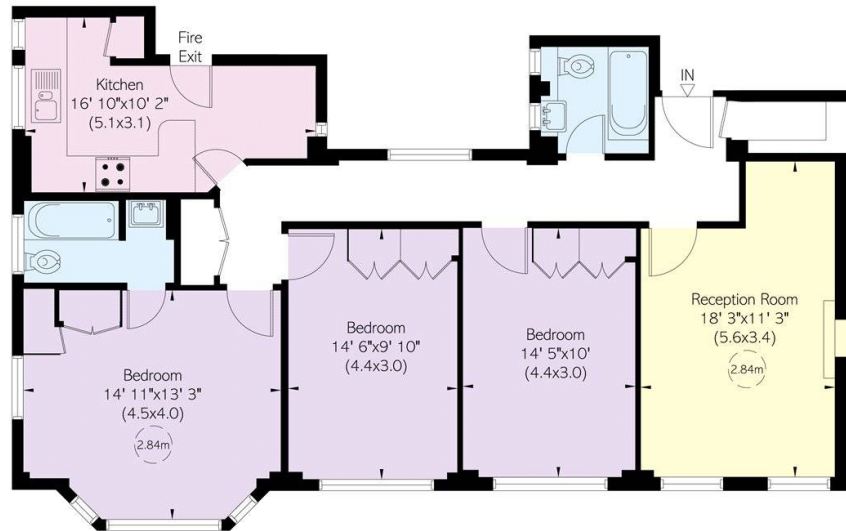
Communal Garden



St. Mary Abbots Court, W14 **RUSSELL SIMPSON**

Approximate Internal Area
1,081 sq ft/ 100 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.



Fourth Floor

**RUSSELL
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