



ABINGDON VILLAS | KENSINGTON W8



OFFERING A SUPERB OPPORTUNITY FOR AN INCOMING PURCHASER TO CREATE A WONDERFUL HOME TO THEIR OWN SPECIFICATIONS, THIS IS AN EXCELLENT FREEHOLD HOUSE EXTENDING TO 2227 SQ FT WITH A GARDEN AND OFF STREET PARKING.

The house offers a good balance of reception space and bedrooms. On the raised ground floor, there is an excellent double reception room with a bay window looking towards the quiet residential street to the front and attractive views over the garden at the rear. There is a kitchen adjacent. On the lower ground floor there is another kitchen and a further reception room leading out onto the pretty garden. Towards the front, there is another bedroom and bathroom with separate guest cloakroom. On the first floor, there are two bedrooms, a bathroom and a separate loo, subject to necessary consents, all of which could be merged to create a principal bedroom suite. There is also a study on the half landing. The second floor currently consists a most charming studio room which is flooded with natural light and also benefits from access to a roof terrace with a southerly aspect. Subject to necessary consents, this room could be split to create two double bedrooms which are serviced by a family bathroom on the half landing.





Abingdon Villas is a sought after residential street in the heart of Kensington. High Street Kensington underground station (Circle Line) is 0.2 miles away and within easy reach is a vast array of world class shops, bars and restaurants as well as schools.

TERMS

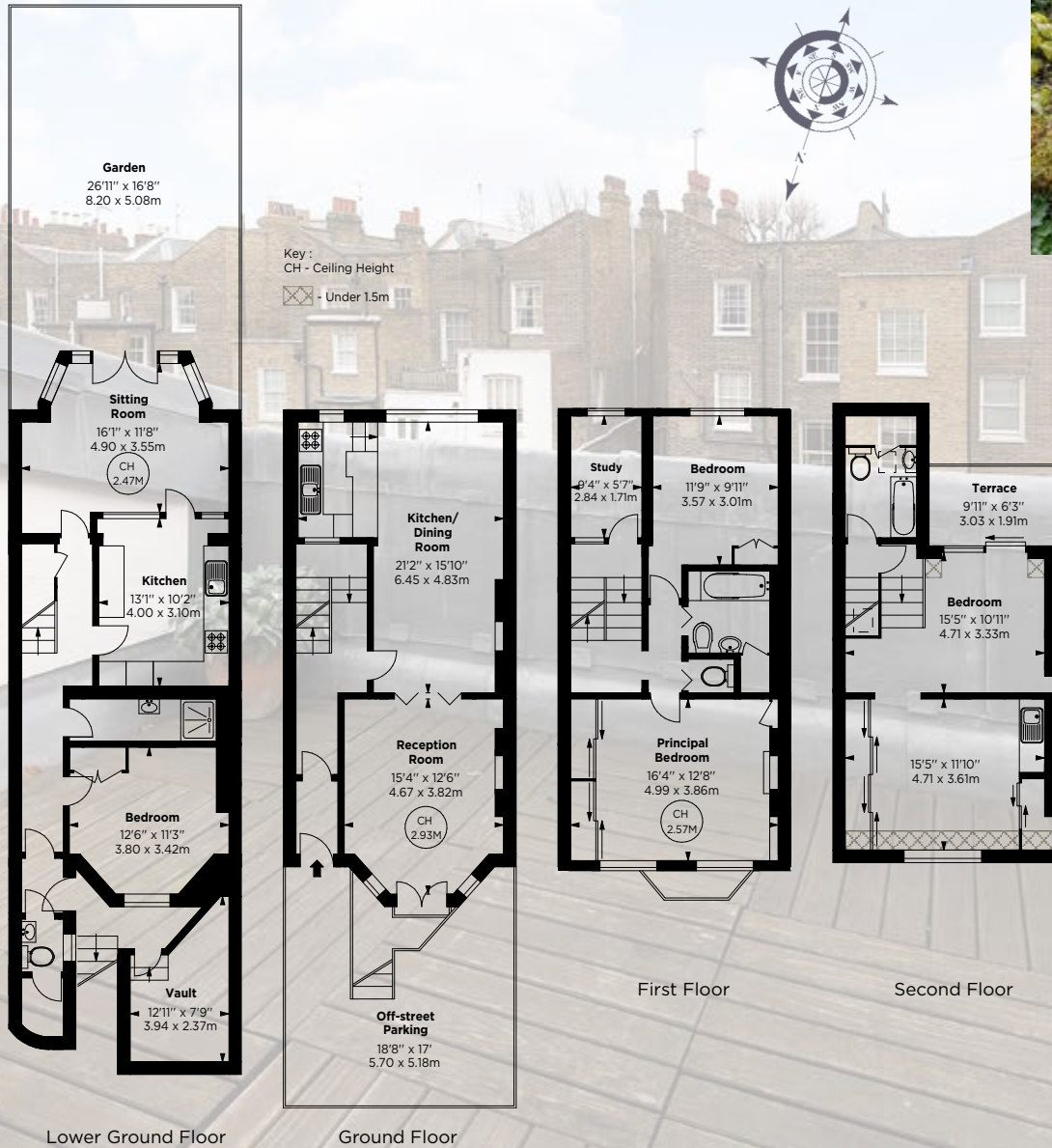
Guide Price £3,695,000

Tenure Freehold

Local Authority The Royal Borough of Kensington and Chelsea



APPROXIMATE GROSS INTERNAL AREA
 2,227 SQUARE FEET - 206.89 SQUARE METRES
 VAULT 77 SQUARE FEET - 7.15 SQUARE METRES
 TOTAL 2,303 SQUARE FEET - 214.04 SQUARE METRES



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	78 C
39-54	E		
21-38	F		
1-20	G		

MASKELLS

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We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.