



Abbots Walk, Kensington Green, W8 5UN

Guide Price £1,950,000 Share of Freehold

## Introducing Abbots Walk...

The property offers approximately 1,386 sq ft of well-arranged accommodation, comprising a generous south-facing reception room with dining area overlooking the landscaped communal gardens, a separate fitted kitchen, three bedrooms and two bathrooms, including an en- suite to the principal bedroom.





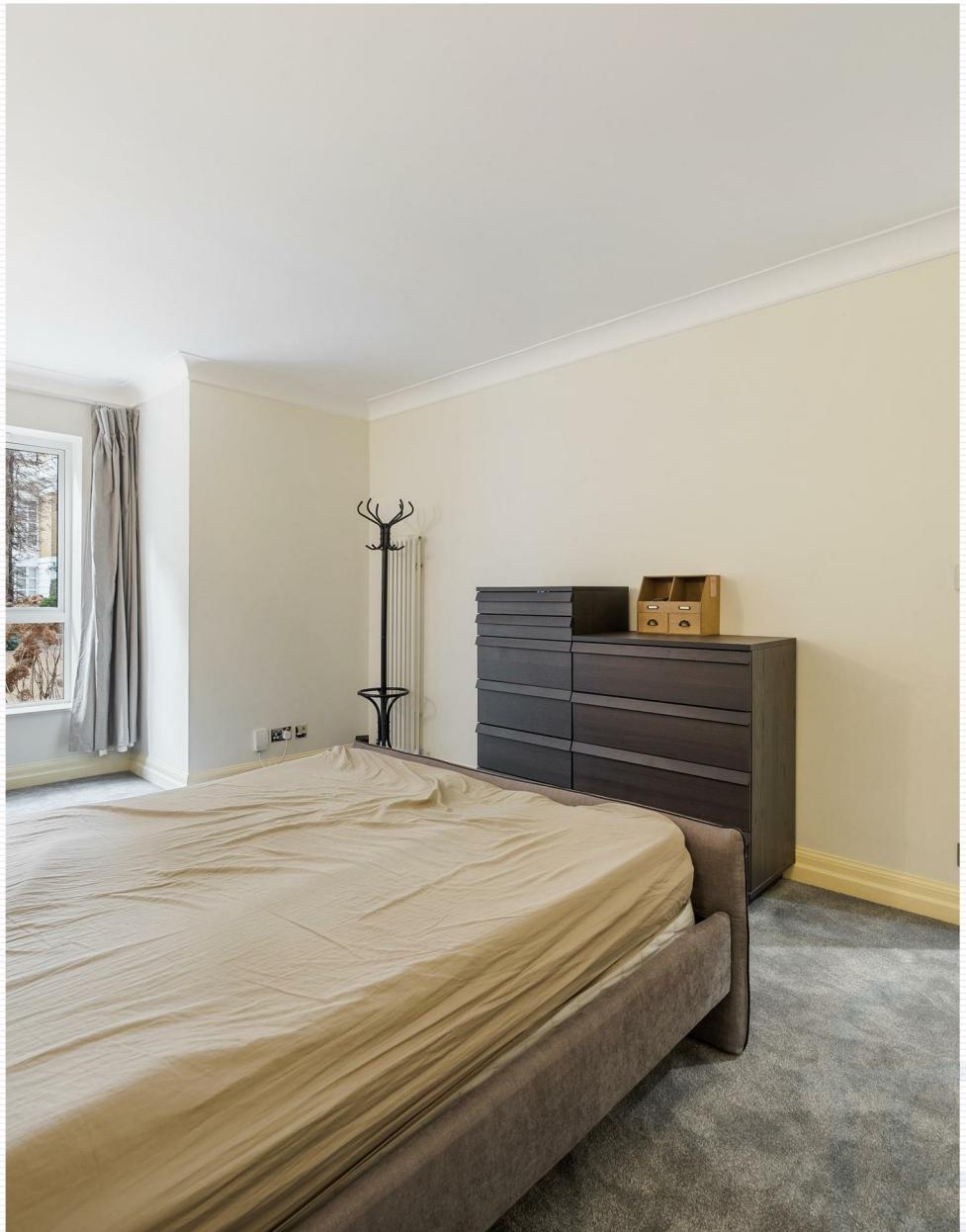
## Welcome to Kensington Green...

Kensington Green provides residents with 24-hour security and concierge services, a residents-only gym, and beautifully maintained, award-winning gardens, offering a secure and tranquil living environment in the heart of Kensington.

Ideally located just moments from Kensington High Street Underground Station, the development also enjoys convenient access to the A4 and M4, providing direct routes to Heathrow Airport.

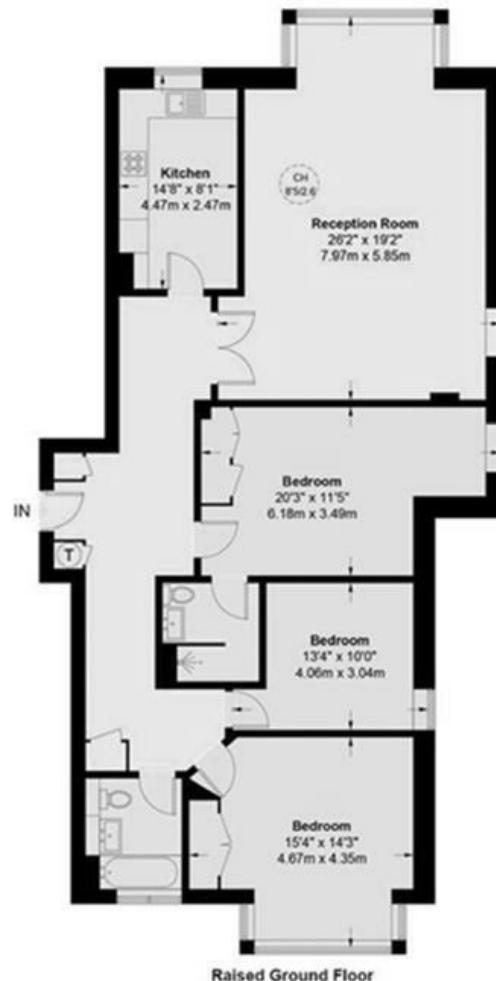
- **3 Bedrooms**
- **2 Bathrooms + 1 En suite**
- **Reception Room with Dining Area**
- **Kitchen**
- **Resident only gym**
- **24 Hour Security**
- **Allocated underground Car Parking**
- **Share of freehold**
- **Energy rating C**

## Abbots Walk





Approximate Gross Internal Area = 1386 sq ft / 128.8 sq m



Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(38-54)	E		
(21-37)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(38-54)	E		
(21-37)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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Valuers  
Private office  
Development Consultants  
Property Consultants  
Asset & Capital Management

Fuller Gilbert & Company



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