



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.

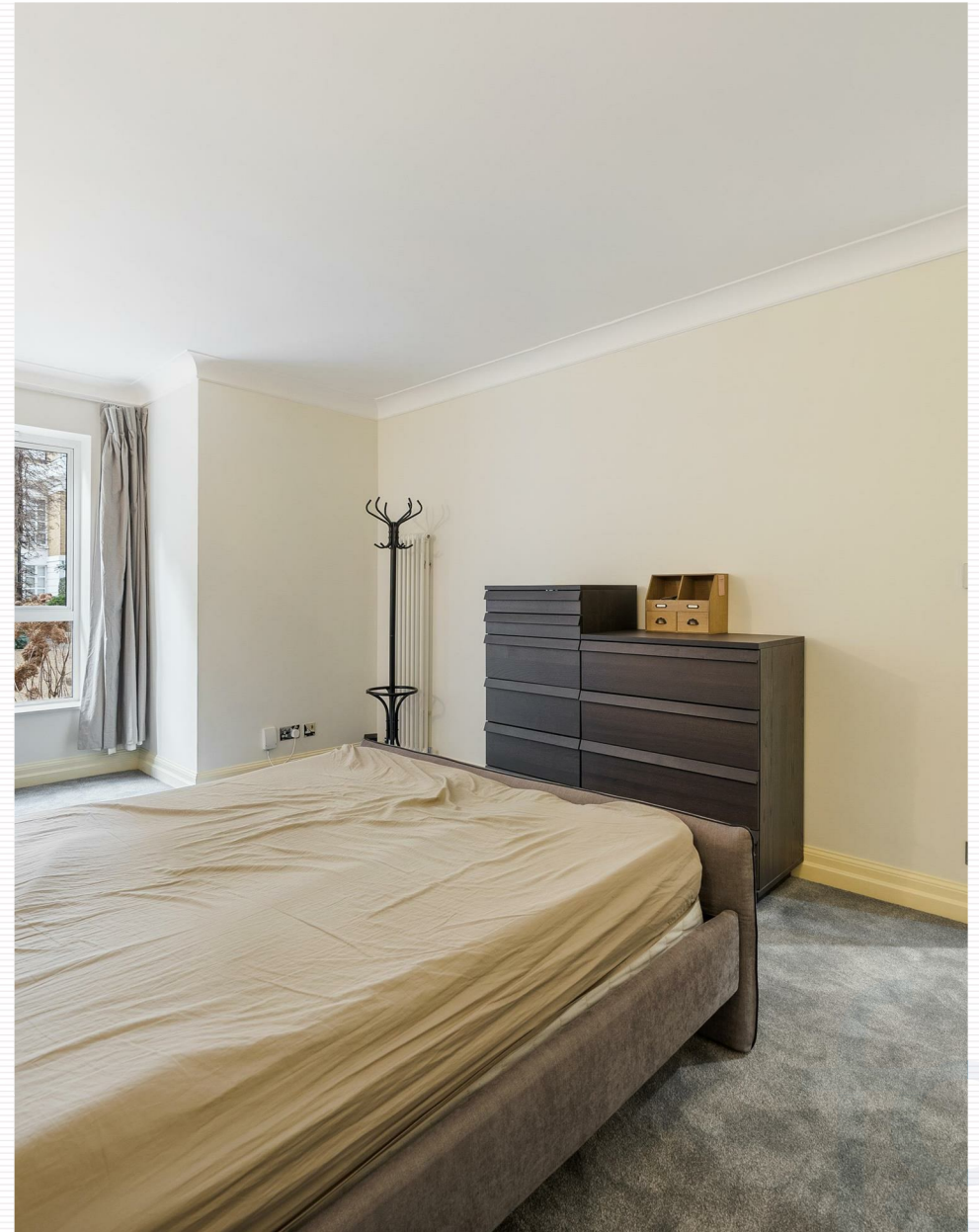
Ideally located just moments from Kensington High Street Underground Station, the development also enjoys convenient access to the A4 and M4, providing direct routes to Heathrow Airport.

- 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



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part and 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			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(91-100) <b>A</b>			(91-100) <b>A</b>		
(81-90) <b>B</b>			(81-90) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Estate Agents  
Valuers  
Private office  
Development Consultants  
Property Consultants  
Asset & Capital Management

Fuller Gilbert  
& Company Est. 2001

