



## Abingdon Road, W8

£1,000,000 *Share of Freehold*



A charming one bedroom flat situated on the raised ground floor of an attractive Victorian terraced house. The flat has a reception room with bay window, modern kitchen, double bedroom, luxurious bathroom and a guest WC.

### KEY FEATURES

- Entrance Hall
- Reception Room
- Kitchen
- Bedroom
- Bathroom
- Guest WC



**Kensington**

020 7727 1500 | [kensington@winkworth.co.uk](mailto:kensington@winkworth.co.uk)



#### DESCRIPTION

A charming one bedroom flat situated on the raised ground floor of an attractive Victorian terraced house. The flat has a reception room with bay window, modern kitchen, double bedroom, luxurious bathroom and a guest WC.

#### LOCATION

Abingdon Road is a quiet cherry tree lined street located off Kensington High Street with its many excellent shops, restaurants and transport facilities. The green open spaces of both Holland Park and Kensington Gardens are also within easy walking distance.

## MATERIAL INFORMATION

**Tenure:** Share of Freehold

**Term: Lease:** 136 year and 7 months

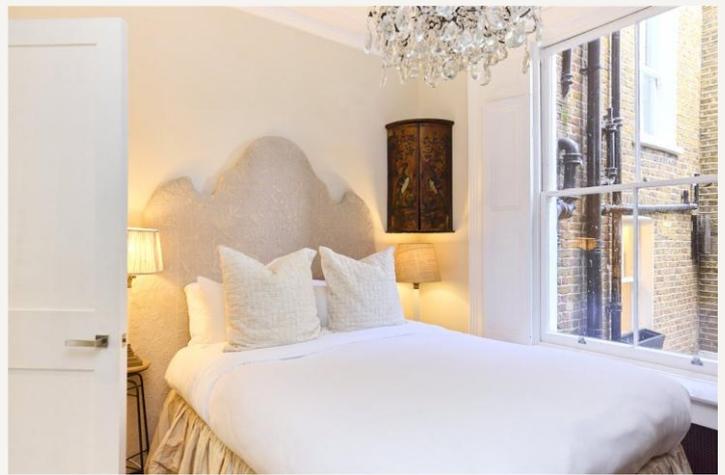
**Service Charge:** TBC

**Ground Rent:** TBC

**Council Tax:** Band E

**EPC rating:** C

**Is the property listed:** Property is not listed

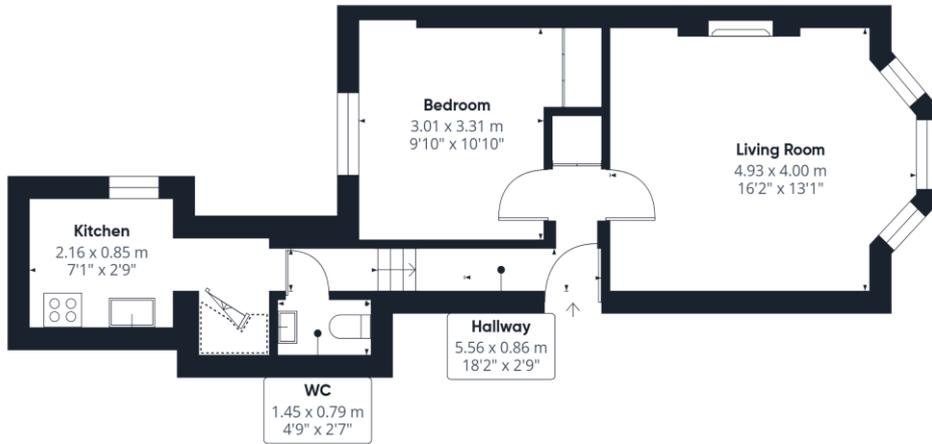


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/KNS260020>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Floor 0



Floor 1

Approximate total area<sup>m</sup>  
53.2 m<sup>2</sup>  
573 ft<sup>2</sup>  
Reduced headroom  
0.8 m<sup>2</sup>  
8 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

GIRAFFE360

## Kensington

020 7727 1500 | [kensington@winkworth.co.uk](mailto:kensington@winkworth.co.uk)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.