



ST MARY ABBOTS PLACE, KENSINGTON, W8

£4,038.46 per week/£17,500 per month*

Carter Jonas

ST MARY ABBOTS PLACE, W8

An immaculate three to four bedroom duplex with courtyard situated on the ground and lower ground floors that is part of a new modern development in a quiet street close to Holland Park, High Street Kensington and Notting Hill Gate. EPC rating: B Large reception with fully fitted open-plan kitchen & dining area, principal bedroom with en-suite bathroom & separate shower, second double bedroom with en-suite shower room, bedroom 3/study with en-suite shower room, cloakroom, courtyard.

Unfurnished. n.b. the Landlord may consider furnishing subject to a higher than asking rent offer and negotiation. Minimum term is 12 months

Holding deposit is 2 week's rent

Security deposit is 6 week's rent

Royal Borough of Kensington & Chelsea - Council tax band: H

For the latest information on broadband and mobile coverage, please visit the Ofcom website <https://checker.ofcom.org.uk/eng-b/broadband-coverage>.

For eligibility for resident parking permits, please refer to the RBKC website <https://www.rbkc.gov.uk/parking-transport-and-streets/visitor-parking-and-pay-phone/guide-parking> website for further details

- Council Tax Band = H
- Deposit Required = £0.00
- Long Let, Minimum term 12 months
- High St Kensington & Olympia underground
- EPC = B

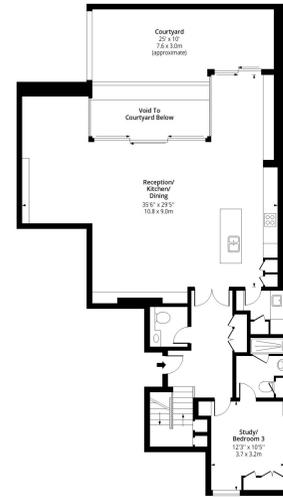
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

St Mary Abbots Place, W8

Approx. Gross Internal Area 2332 Sq Ft - 216.64 Sq M
Approx. Gross Courtyard Area 376 Sq Ft - 34.93 Sq M



Lower Ground Floor
Floor Area 1100 Sq Ft - 101.45 Sq M

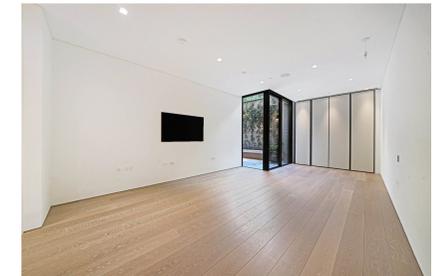
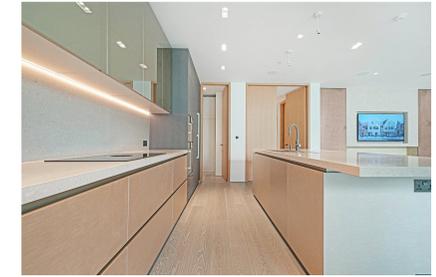


Ground Floor
Floor Area 1240 Sq Ft - 115.20 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet. Date: 1/8/2024

lpaplus.com



Kensington & Chelsea Lettings 020 7584 7020

chelsea@carterjonas.co.uk

25-27 Harrington Road, London, SW7 3EU



Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.