



ST MARY ABBOTS PLACE, KENSINGTON, W8

£3,691.15 per week/£15,995 per month*

Carter Jonas

ST MARY ABBOTS PLACE, W8

Ultra-modern ground and lower ground three bedroom duplex finished to an exceptional standard that benefits from a concierge. EPC rating: B St Mary Abbots Place is a cul-de-sac quietly located south of Kensington High Street with a short walk to the beautiful green spaces of Holland Park and of course the extensive amenities of the high street itself.

Large reception with fully fitted open plan kitchen/breakfast bar and formal dining area, principal bedroom with substantial wardrobes/dressing area & en-suite bathroom with separate shower, 2 further bedrooms, bathroom, shower room. 2 courtyards. 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/en-gb/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	82	82
(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		

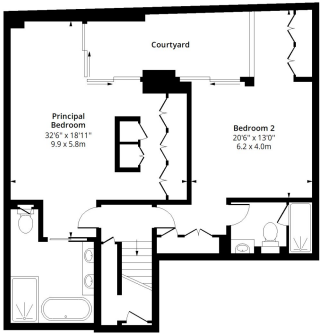
Kensington & Chelsea Lettings 020 7584 7020

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25-27 Harrington Road, London, SW7 3EU

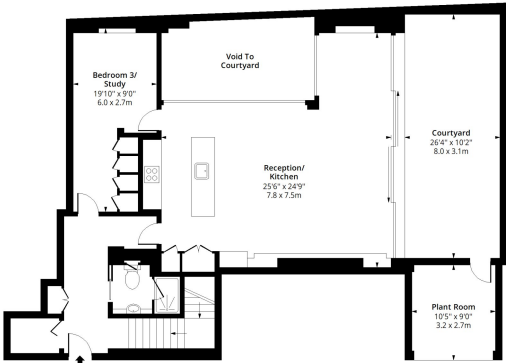


St Mary Abbots Place, W8

Approx. Gross Internal Area 1729 Sq Ft - 160.62 Sq M
Approx. Gross Courtyard/ Plant Room Area 476 Sq Ft - 44.22 Sq M



Lower Ground Floor
Floor Area 815 Sq Ft - 75.81 Sq M



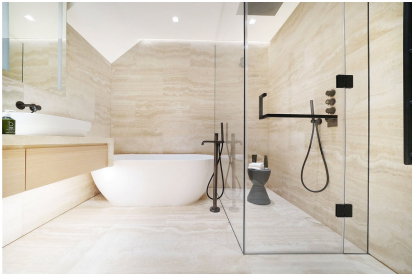
Ground Floor
Floor Area 913 Sq Ft - 84.82 Sq M



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.

lpaplus.com

Date: 1/8/2024



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](https://www.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.