



ANCIENT LIGHTS

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MILTON  
STONE

# Abingdon Road, W8

£1,950,000 Freehold

3 bedroom house for sale

## Description

A unique low built three double bedroom freehold mews house, tucked away behind electric gates which provides a patio garden. The garage has been sold and is held on a separate lease of 99 years from 25th March 1960 with approx. 42 years remaining with a fixed ground rent of £50 per annum.

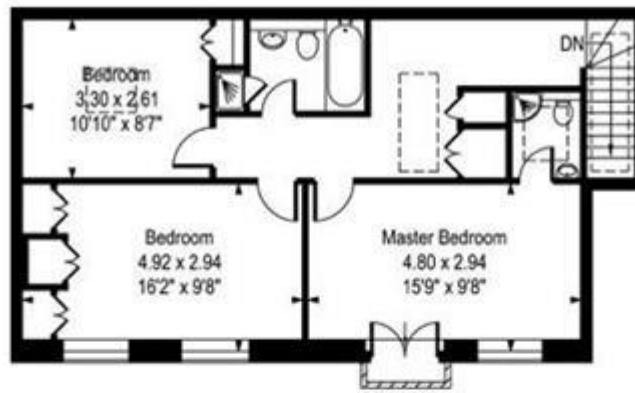
Abingdon road is situated to the south of High Street Kensington and within close proximity to a delightful mix of local shops and restaurants. It is also withing walking distance to excellent transport links.

## Tenure

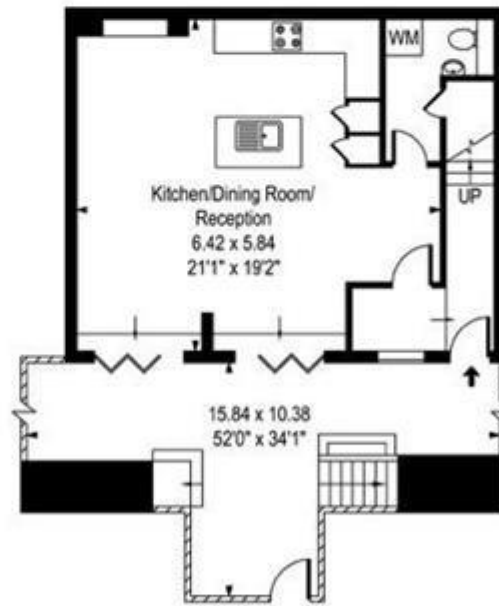
Freehold



Abingdon Road W8



First Floor



Ground Floor

Approx Gross Internal Area 1108 Sq Ft - 102.92 Sq M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of the form, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <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>
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)

Viewing by appointment only  
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