71 Abingdon Road, W8

Guide Price £3,000,000

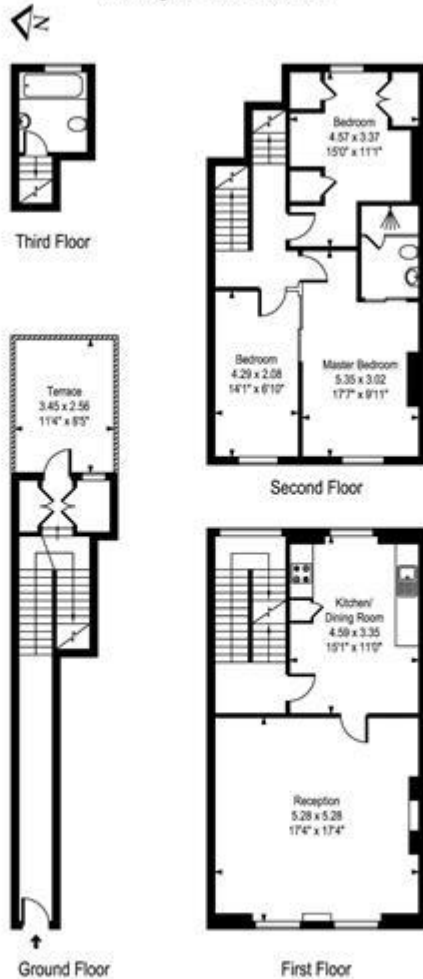6 bedroom town house for sale

Description

A rare opportunity to acquire a Freehold building (2,496 sq ft) in the heart of Kensington. The property comprises two large and well-proportioned 3 bedroom apartments, both currently tenanted. Featuring high ceilings, a terrace, patio garden and three separate entrances, this building would make an ideal rental investment or versatile living space. Abingdon Road is close to Stratford Village and a short walk from Kensington High Street.
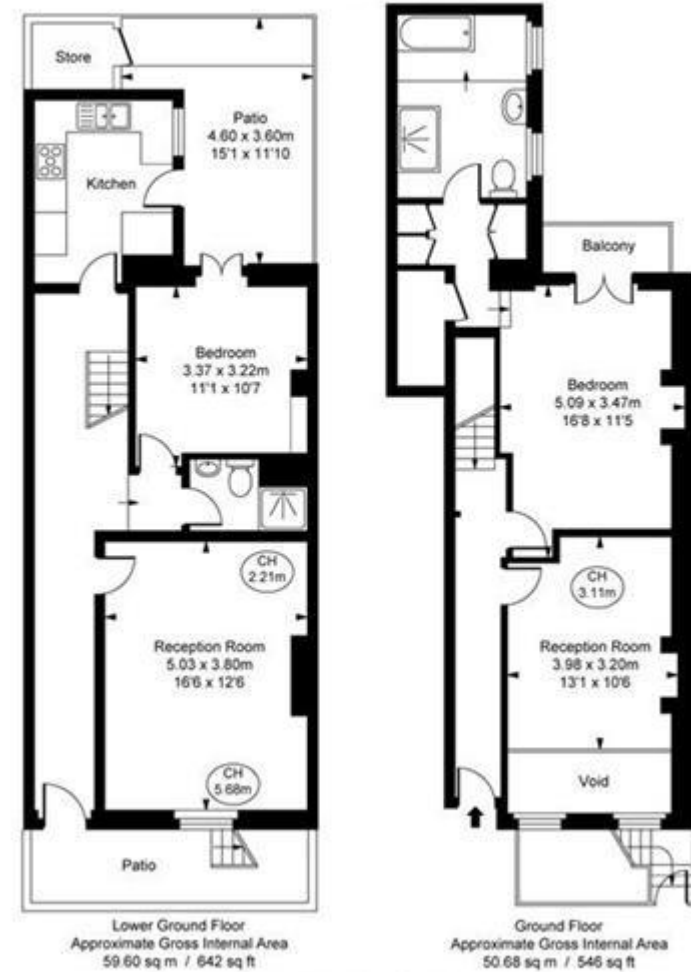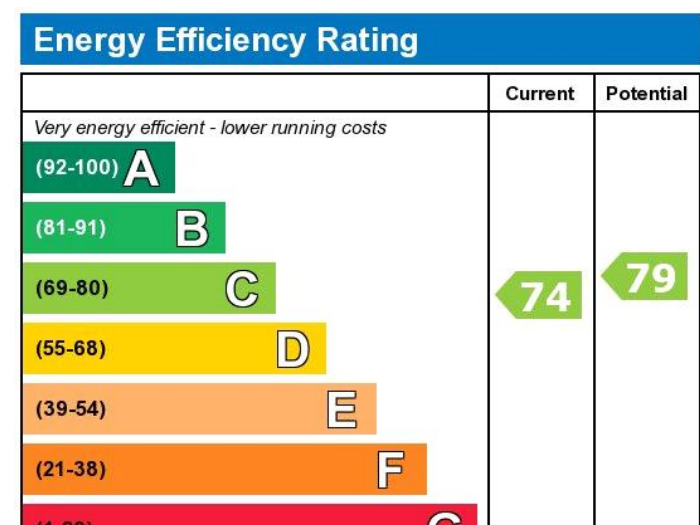
Tenure

Freehold

Abingdon Road, W8

Third Floor

Bedroom
4.57 x 3.37
15'0" x 11'1"

Bedroom
4.29 x 2.08
14'1" x 6'10"

Master Bedroom
5.35 x 3.02
17'7" x 9'11"

Second Floor

Terrace
3.45 x 2.56
11'4" x 8'5"

Kitchen/
Dining Room
4.59 x 3.35
15'1" x 11'0"

Reception
5.28 x 5.28
17'4" x 17'4"

Ground Floor

First Floor

Approx Gross Internal Area 1309 Sq Ft - 121.65 Sq M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms 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.

Abingdon Road, W8
Approximate Gross Internal Area
110.28 sq m / 1,187 sq ft
(Excluding Void)

(CH = Ceiling Heights)

Store

Patio
4.60 x 3.60m
15'1 x 11'10

Kitchen

Balcony

Bedroom
3.37 x 3.22m
11'1 x 10'7

Bedroom
5.09 x 3.47m
16'8 x 11'5

CH
2.21m

CH
3.11m

Reception Room
5.03 x 3.80m
16'6 x 12'6

Reception Room
3.98 x 3.20m
13'1 x 10'6

CH
5.68m

Void

Patio

Lower Ground Floor
Approximate Gross Internal Area
59.60 sq m / 642 sq ft

Ground Floor
Approximate Gross Internal Area
50.68 sq m / 546 sq ft

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS ARE MAXIMUM. AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		