



MOUNTGRANGE
HERITAGE



St Mary Abbots Court, W14

£1,700,000 Leasehold

A beautifully presented and bright three bedroom penthouse apartment within a short walk of the popular Holland Park and High Street Kensington. This property comes with a day porter, lift, air conditioning, two bathrooms (one en-suite), a spacious reception room perfect for entertaining, an extra WC and dining kitchen. St Mary Abbots Court is a wonderful building situated on the west side of Kensington, bordering Holland Park. The property a short walk from bustling shops and restaurants in Kensington High street and has easy access to Kensington Olympia Station (Overground & District Line).

3 Bedrooms | 1 Reception Room | 2 Bathrooms

Kensington Office

13b Stratford Road, London W8 6RF

020 7937 9976

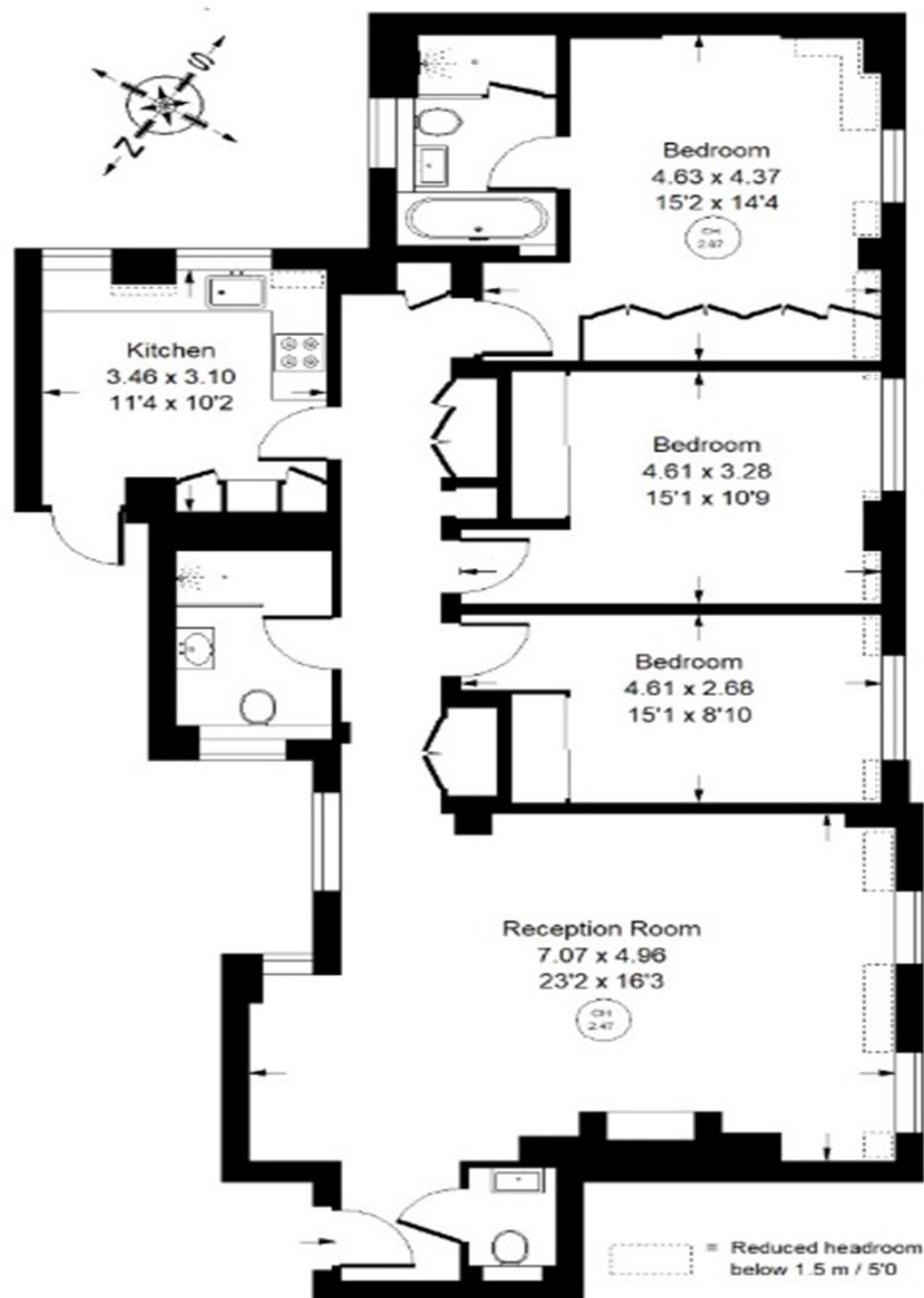
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Other offices North Kensington - Notting Hill

mountgrangeheritage.co.uk

St. Mary Abbots Court, W14

Approx. Gross Internal Area
116.9 sq m / 1258 sq ft



Sixth Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.

Energy performance certificate (EPC)

Flat St Mary Abbots Court Warwick Gardens LONDON W14 8RB	Energy rating E	Valid until: 7 March 2028 <hr/> Certificate number: 8508-7427-1880-7168-1906
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Property type

Top-floor flat

Total floor area

103 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

IMPORTANT NOTICE

Mountgrange Heritage and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.