



CLOSE X



RUSSELL SIMPSON

Elegant two-bedroom apartment
with far-reaching views

ST MARY ABBOTS COURT
HOLLAND PARK W14

St Mary Abbots Court

£1,495,000

BEDROOMS 2	INTERNAL 1,233 SQ FT 114 SQM	OUTDOOR —	COUNCIL RBKC
BATHROOMS 2		EPC D	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 954 YEARS	GROUND RENT —	SERVICE CHARGE £15,300 P/Y



The Property



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Beautifully designed apartment presented in superb condition.

Entering the flat on the fifth floor, you step into a welcoming entrance hall with wooden floors that extend throughout this apartment.



Indoor Spaces



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The generous reception room features lofty proportions with three large windows filling the space with light, complemented by an elegant marble fireplace with ornate detailing that adds a sense of historic grandeur. The room flows through to a sophisticated modern kitchen with sleek fitted units and light-coloured countertops. A window above the sink provides natural light, while built-in appliances and ample storage create a sense of refinement.





The Bedrooms



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The principal bedroom is exceptionally spacious with three large windows and benefits from an adjacent dressing room with dark wood fitted storage. The second well-proportioned bedroom includes an ensuite bathroom with modern fixtures. Finally, there is a large family bathroom, featuring contemporary fittings.



The Neighbourhood



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St Mary Abbots Court is situated on Warwick Gardens in the heart of Holland Park, moments away from the shops and many restaurants of Kensington High Street. The location offers excellent transport connections with High Street Kensington and Earl's Court underground stations within easy reach, providing swift access to Central London. The open spaces of Holland Park are on the doorstep, while the area benefits from an impressive selection of restaurants and cafes. The tree-lined streets of this prestigious W14 location, combined with proximity to both local amenities and one of London's most beautiful parks, make this a highly sought-after residential address.



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St. Mary Abbots Court, W14 **RUSSELL SIMPSON**

Approximate Internal Area
1,433 sq ft/ 133 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



Fifth Floor

**RUSSELL
SIMPSON**



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