



Viewings by appointment  
0207 483 2611

abbey  
properties

# Kensington High Street, W14 8NW

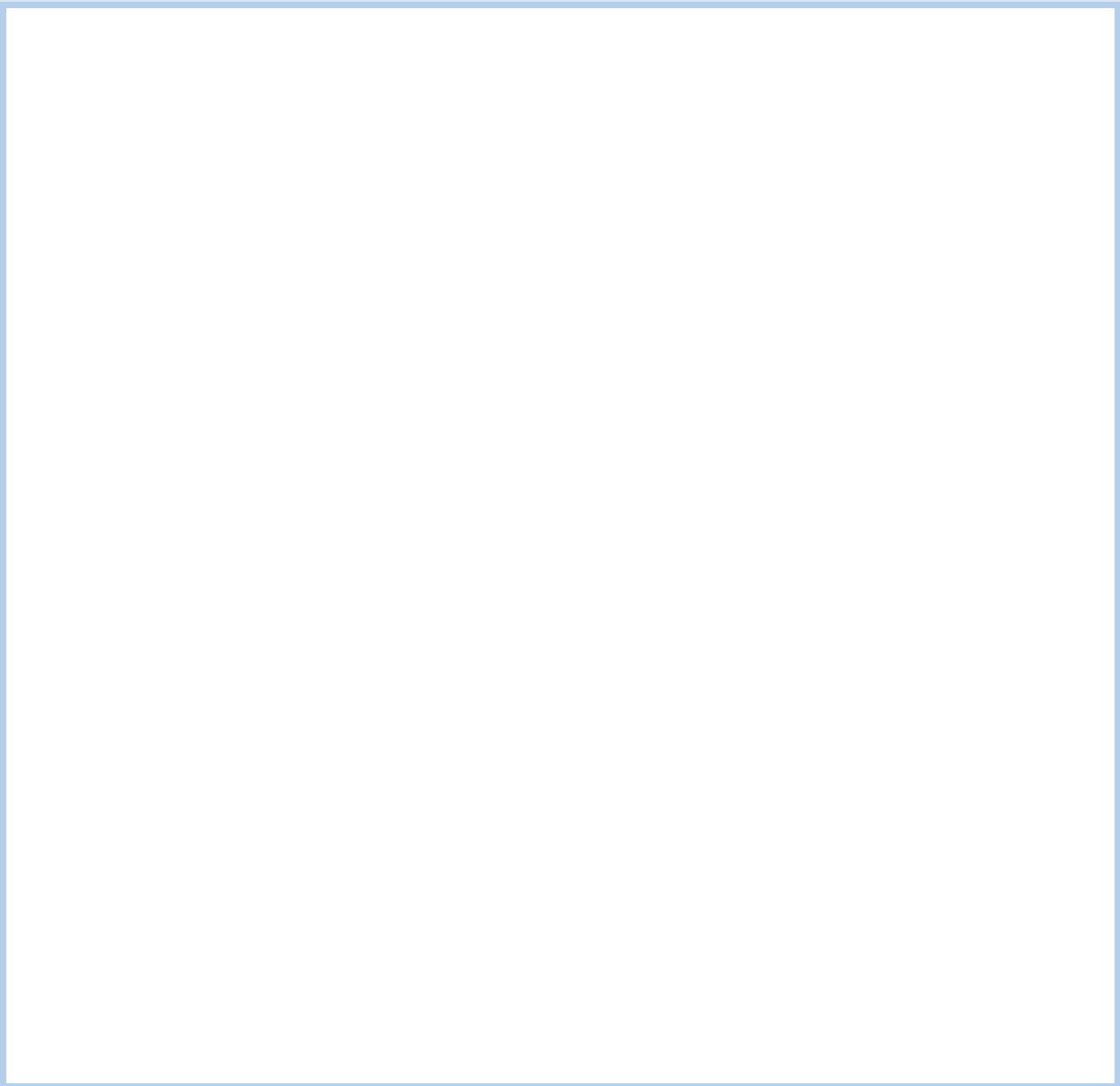
£1,400 \*fees apply



Large one bedroom situated in Kensington. Twenty four hour concierge available. The property has been recently refurbished and is offered furnished has double bedroom with separate lounge, fully fitted modern kitchen and a modern bathroom with bath.

Fantastic location and excellent condition, access to High Street Kensington tube (District and Circle Line), West Kensington tube stations (District Line) and Kensington Olympia (Overground and Southern Lines) . All the amenities of High Street Kensington at your doorstep. Kensington Gardens and Holland Park are also within close proximity.





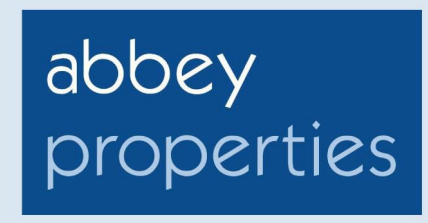
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <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

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\*All Fees stated are inclusive of VAT  
 (calculated at 20%)  
 Referencing Fee: £29.50 per applicant  
 Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).  
 Administration fees: £107 per property

**Important Notice**  
 In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.

