



# Ilchester Mansions, Abingdon Road, Kensington, W8

Asking Price: £1,620,000

Benham  
& Reeves

# Ilchester Mansions, Abingdon Road, Kensington, W8

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

A beautifully presented three bedroom, two bathroom apartment located on the second floor of this charming mansion building. The property features a bright and spacious bay-fronted reception room, which seamlessly leads into a generously sized kitchen.

All three bedrooms and both bathrooms are filled with natural light, enhancing the apartment's welcoming atmosphere.

Ilchester Mansions enjoys a prime location just off Kensington High Street, offering convenient access to an array of shopping and transport facilities. The open spaces of Holland Park and Kensington Gardens are also within easy walking distance, providing a perfect balance of urban living and green spaces.

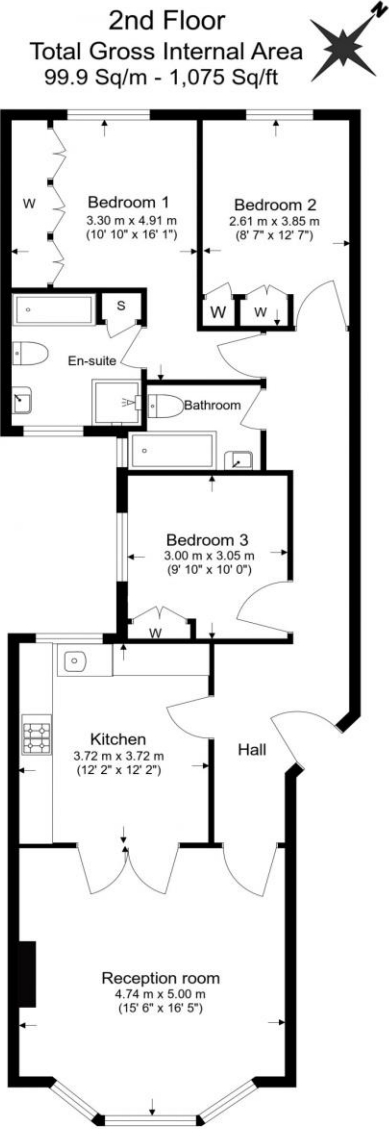




## Property Features:

- Three Bedrooms
- Two Bathrooms
- 1,075 Square Feet (Approx.)
- 2nd Floor
- Period Mansion Block
- High Street Kensington (0.4 miles)
- Kensington Olympia Station (0.6 miles)
- Earls Court (0.6 miles)





Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£1,620,000
Tenure:	Leasehold Expires 23/06/2989 Approximately 964 Years Remaining
Ground Rent:	£300.00 (per annum) to March 2025
Service Charge:	£5,015.60 (per annum) to March 2025
Anticipated Rent:	£3,900.00 pcm Approx. 2.9 % Yield

## Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN240224

T: 020 7938 3522

E: [kensington.sales@benhams.com](mailto:kensington.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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