

Abingdon Road  
Kensington, W8



**Chard**



## Welcome to Abingdon Road, W8

This modern six bedroom family house circa 4,800 sq. ft is ideally situated in Kensington.

Spread over six floors the property has excellent entertainment space with a state of the art cinema room, gym, games room, indoor swimming pool, steam room and private garage.

The property has a welcoming entrance hall on the ground floor, as well as an integrated garage, a bedroom/study and downstairs WC. The ground floor also has a large games room with a full-size pool table, built in media unit and access to the private patio.

On the first floor you have a fully integrated modern kitchen/breakfast room with all appliances and good storage, a separate reception room with built in media and wood flooring. You also have a further bedroom/study on this floor in addition to lift access.

The second floor has two well-sized double bedrooms, one with en suite bathroom and en suite shower room. Both rooms also benefit from built in storage. The master bedroom suite on the third floor is bright and spacious with excellent built in storage.

You also have a luxurious marble bathroom suite with his and hers vanity units, a bath and walk-in shower. The top floor is accessed by stairs and lift.

The lower ground floor has a state of the art cinema room with a large bar area, a double bedroom with en suite bathroom, further storage and access to the gym.

In the basement you have an indoor swimming pool which can be directly accessed by the lift and a spiral staircase leading to the gym. You also have a steam room and fully tiled shower room. This level also has a utility room and a plant room.

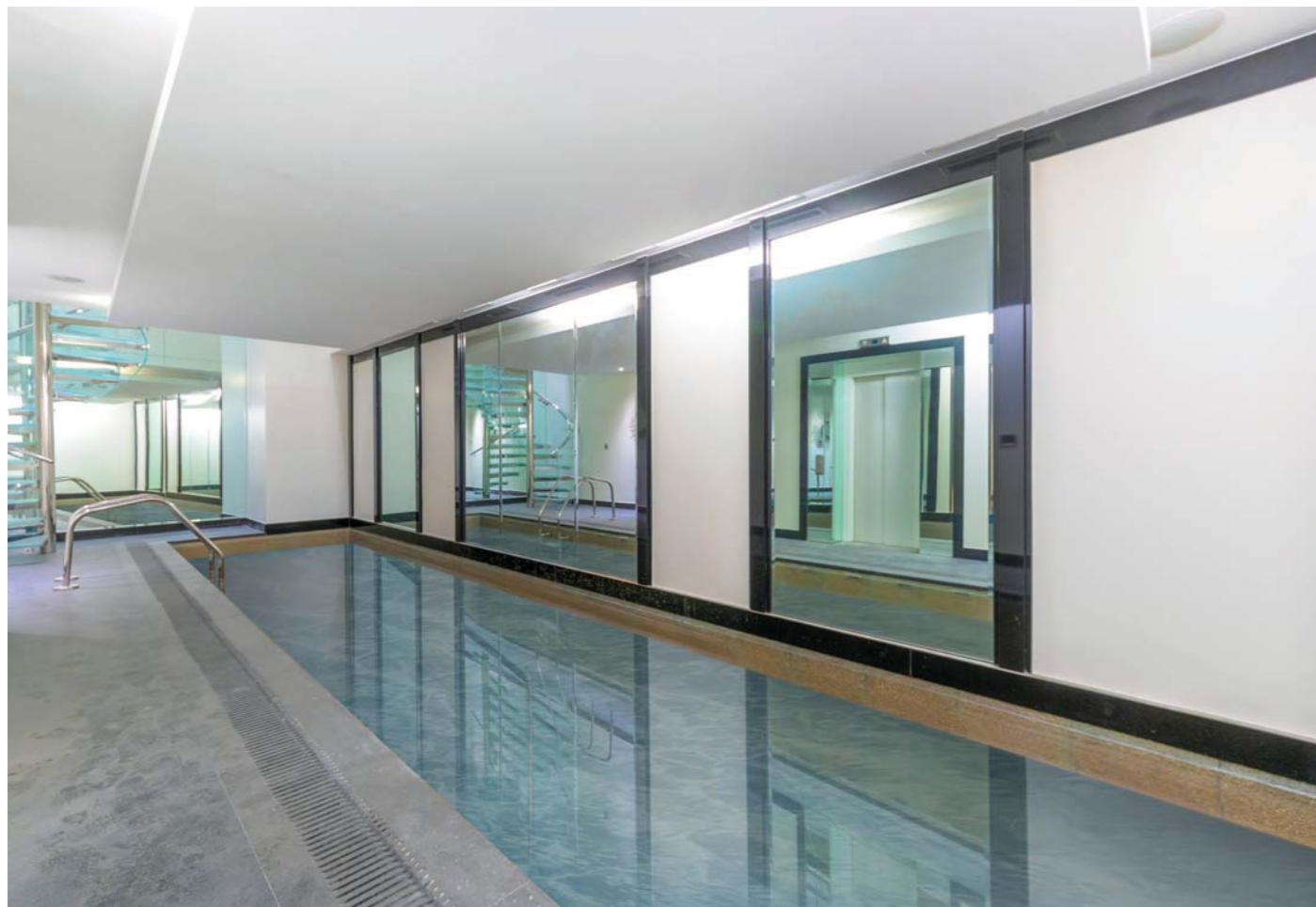
The property is flooded with natural light with good storage space, integrated garage, lift, dummy waiter, state of the art built in audio system throughout, under floor heating and air cooling system.

Abingdon Road is conveniently located for the many shops, restaurants and amenities of Kensington High Street. The property is moments from Holland Park and its famous Japanese Kyoto Garden, Kensington Gardens is also a short walk away. Kensington High Street underground station, Knightsbridge and Chelsea are within easy reach.





- Six Bedrooms
- Cinema/Media Room
- Five Bathrooms
- Swimming Pool
- Modern Eat-in Kitchen
- Games Room



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TOTAL APPROX. FLOOR AREA  
(EXCLUDING VOID & INCLUDING GARAGE & LIFT &  
DUMMY WAITER)  
4889 SQ. FT. ( 454.16 SQ. M.)

Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



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