



MARLOES ROAD | W8

Winkworth

Second Floor Flat, 16 Marloes Road,

London, W8 5LH

A bright West facing apartment in this handsome period conversion.

Predominantly set over the second floor, the property offers a superb balance of space with a generous reception room with large sash windows filling the room with light, and a semi open-plan kitchen. The bathroom and principal bedrooms are found quietly positioned to the rear, both bedrooms with built in storage and green views, and of particular mentions is the third en-suite bedrooms/study which is found separate to the apartment on the half landing, providing a private space for guests or a tranquil area to work from home. With a share in the Freehold and a long lease, this is a superb opportunity for an incoming purchaser to own a fabulous piece of Kensington & Chelsea.

ASKING PRICE: £1,000,000 Subject to Contract

TENURE: Share of Freehold

LOCAL AUTHORITY: The Royal Borough of Kensington & Chelsea

COUNCIL TAX BAND: Band G

SERVICE CHARGE: To be confirmed





LOCATION:

Marloes Road is superbly located, equidistant from both High Street Kensington, Gloucester Road & Earl's Court, making it the perfect spot for making the most out of everything the area has to offer.

Entrance hall | Reception room | Kitchen | Two double bedrooms | Bathroom | Separate en-suite double/study

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	75	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

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APPROX. GROSS INTERNAL AREA *

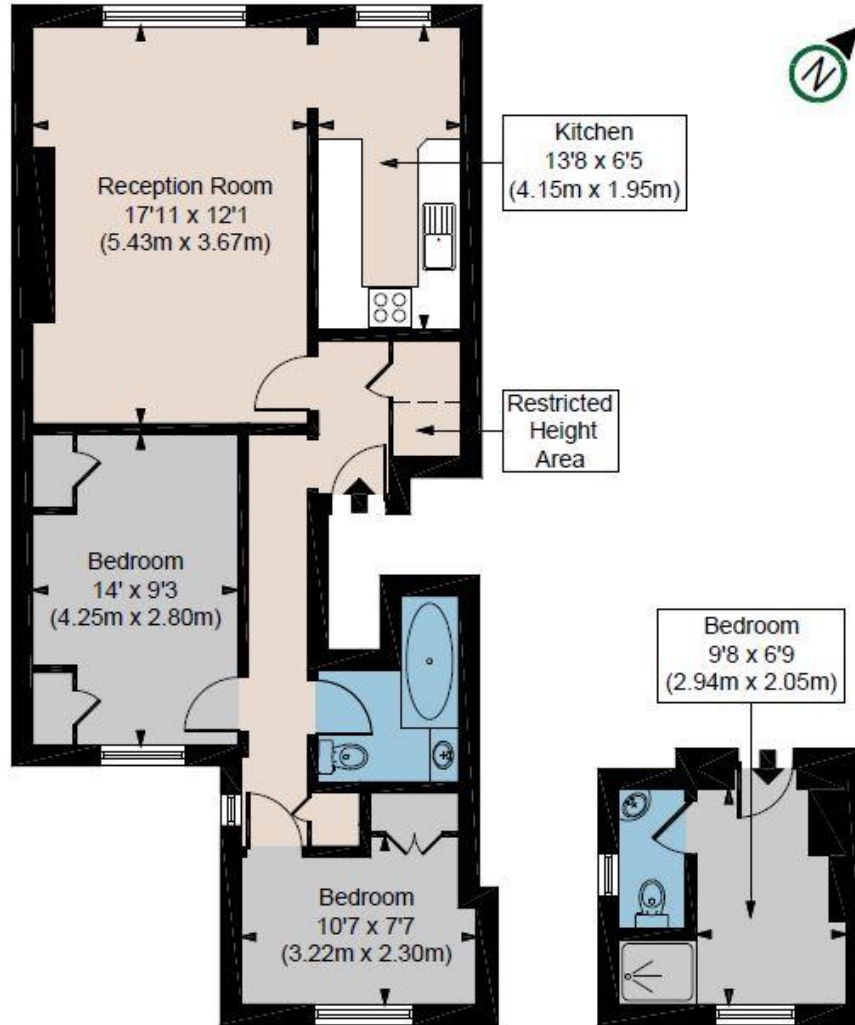
779 Ft² - 72.37 M² (Including Restricted Height Area)

771 Ft² - 71.65 M² (Excluding Restricted Height Area)

Illustration For Identification Only, Not to Scale

All Calculations include Any/All Areas Under 1.5m Head Height.

* As Defined by RICS - Code of Measuring Practice



SECOND FLOOR

SECOND FLOOR - HALF LANDING

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CPCREATIVE
PROPERTY MARKETING



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate

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