



**MARLOES ROAD, W8**  
**£840,000 SHARE OF FREEHOLD**

**A BRIGHT AND EXTREMELY WELL PRESENTED TWO BEDROOM FLAT  
SITUATED ON THE THIRD FLOOR (ENTRANCE ON SECOND FLOOR) OF A  
WELL MAINTAINED VICTORIAN SEMI-DETACHED HOUSE.**

**Kensington | 020 7727 1500**  
118 Kensington Church Street, Kensington, London, W8 4BH



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### **DESCRIPTION:**

A bright and extremely well presented two bedroom flat situated on the third floor (entrance on second floor) of a well maintained Victorian semi-detached house. The property has a west facing reception room, an Italian designer kitchen with access to roof terrace, two bedrooms and a modern bathroom.

Marloes Road is tree lined street located to the south of Kensington High Street with its many excellent shops, restaurants and transport facilities. The green open spaces of both Kensington Gardens and Holland Park are also within easy walking distance.

### **ACCOMMODATION:**

Reception Room | Kitchen | Two Bedrooms | Bathroom | Roof Terrace (Non-Demised) |  
Second Floor Entrance

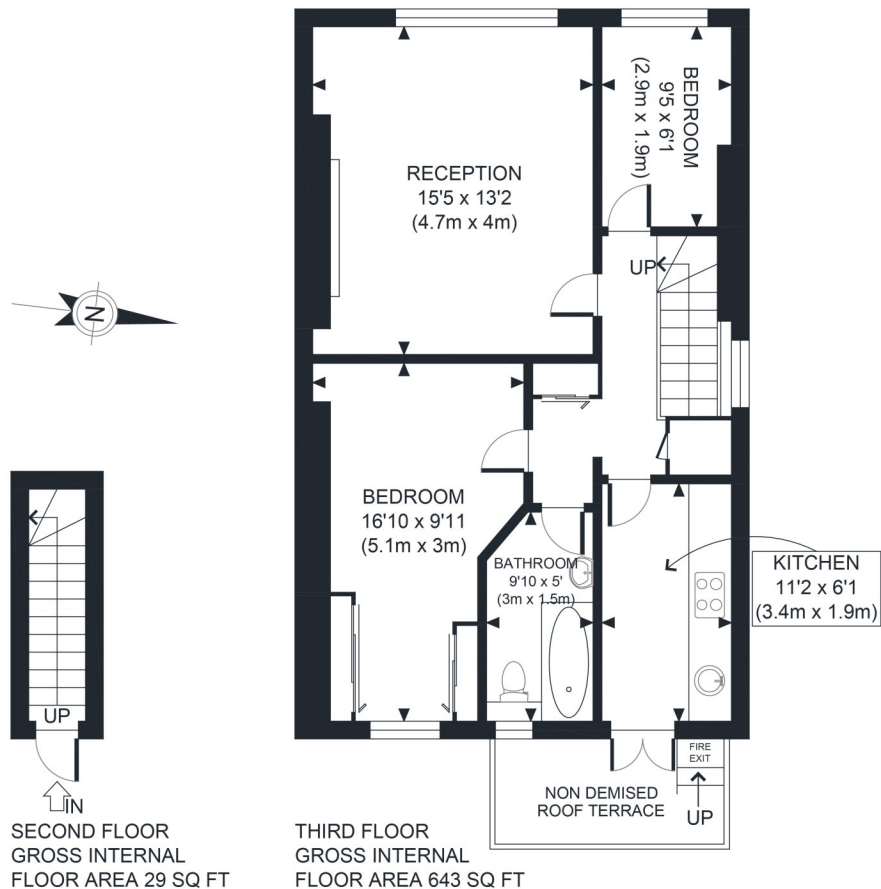
### **LOCAL AUTHORITY:**

The Royal Borough of Kensington & Chelsea

### **NEAREST PUBLIC TRANSPORT:**

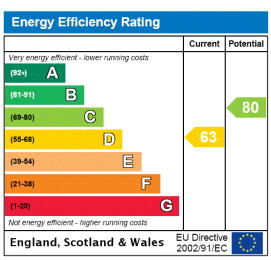
High Street Kensington  
Gloucester Road





APPROX. GROSS INTERNAL FLOOR AREA 672 SQ FT / 62.4 SQM	Marloes Road
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 23/01/23
	photoplan

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.



**Ground Rent:** TBC  
**Service Charge:** TBC  
**Council tax band:** F

*Please note all figures are approximate*

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