

MARLBOROUGH COURT, W8

£1,160,500 SHARE OF FREEHOLD

A BRIGHT THREE BEDROOM APARTMENT SITUATED ON THE TOP FLOOR (5TH FLOOR WITH LIFT) OF A VERY WELL MAINTAINED ART DECO MANSION BLOCK WITH PORTERAGE, COMMUNAL GARDEN TO THE REAR AND ACCESS TO A GYM.

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DESCRIPTION:

A bright three bedroom apartment situated on the top floor (5th floor with lift) of a very well maintained art deco mansion block with porterage, communal garden to the rear and access to a gym. The flat is very well presented and has long views over the roof tops of Kensington. The accommodation consists of large double aspect reception room, separate modern kitchen, three bedrooms, bathroom and shower room.

Pembroke Road is situated in the Royal Borough of Kensington & Chelsea and just to the south of Kensington High Street with its many excellent shops, restaurants and transport facilities. The delightful green open spaces of Holland Park are also within easy walking distance.

ACCOMMODATION:

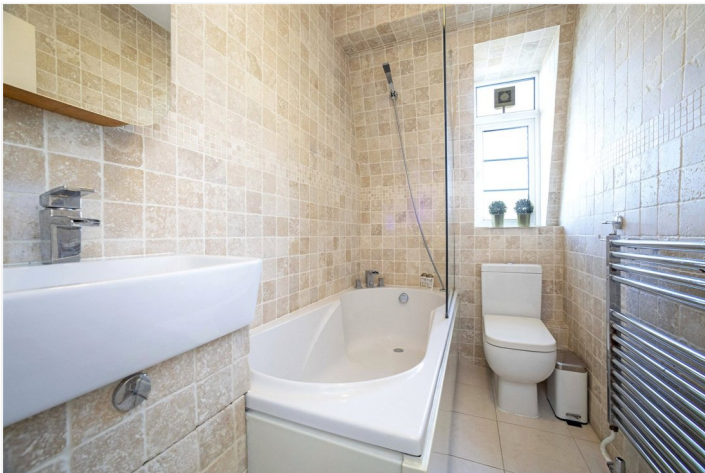
Entrance Hall | Reception Room | Kitchen | Three Bedrooms | Bathroom | Shower Room

LOCAL AUTHORITY:

The Royal Borough of Kensington & Chelsea

NEAREST PUBLIC TRANSPORT:

High Street Kensington
Earls Court
Gloucester Road



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Approximate Gross Internal Area
94.7 sq m / 1020 sq ft



This floor plan should only be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	59 D
39-54	E		
21-38	F		
1-20	G		

Lease: approx. 980 years remaining
Ground Rent: None
Service Charge: £7,038.02 per annum
Reserve Fund: £1,890.00 per annum
Council tax band: F

Please note all figures are approximate

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