



49 Marloes Road

Kensington, W8 6LA

**A TRULY FANTASTIC AND
IMMENSELY PRIVATE, SELF-
CONTAINED AND
SPRAWLING OFFICE SPACE
IN THE HEART OF
KENSINGTON, W8.**

2,134 sq ft
(198.26 sq m)

- Substantial two floor offices
- Excellent internal condition
- Wealth of defined and private office spaces
- Private Courtyard
- Off street parking
- Self-contained kitchen and washrooms

49 Marloes Road, Kensington, London, W8 6LA

Summary

Available Size	2,134 sq ft
Rent	£6,666.67 per month
Business Rates	N/A
Service Charge	N/A
EPC Rating	Upon Enquiry

Description

A truly fantastic and immensely private, self-contained and sprawling office space in the heart of Kensington. Enjoy the benefits of its own private entrance in addition to the shared main hallway, this flat fronted period building commands presence whilst delivering an incredibly convenient and flexible suite of office accommodation with numerous individual features including a boardroom, private courtyard and off street parking for one car.

Location

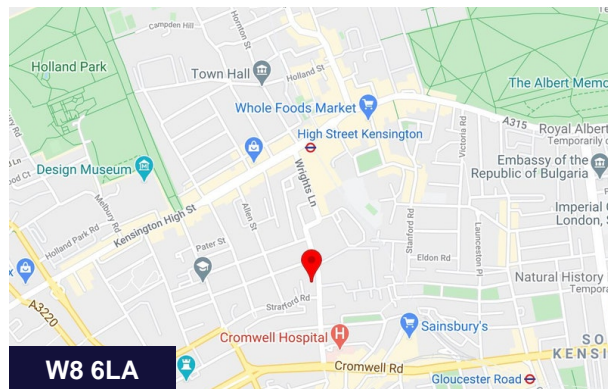
Marloes Road runs to the south of Kensington High Street in one of London's most affluent districts, thereby enjoying fantastic shopping, dining, transport and entertainment facilities. Kensington Gardens and Hyde Park are a short stroll away with the High Street Underground (Circle & District lines) being within easy reach. Further transport hubs at Gloucester Road and Earls Court are close by (District & Piccadilly lines) with immediate access onto the A4 highway towards Heathrow and into Knightsbridge from the property itself.

Letting Information

Letting type: Long term

Video

- Video Tour of Marloes Road - <https://mls.ricohtours.com/c806ded1-e249-4051-b0c7-649404dcc983>



Viewing & Further Information



Adam Stackhouse

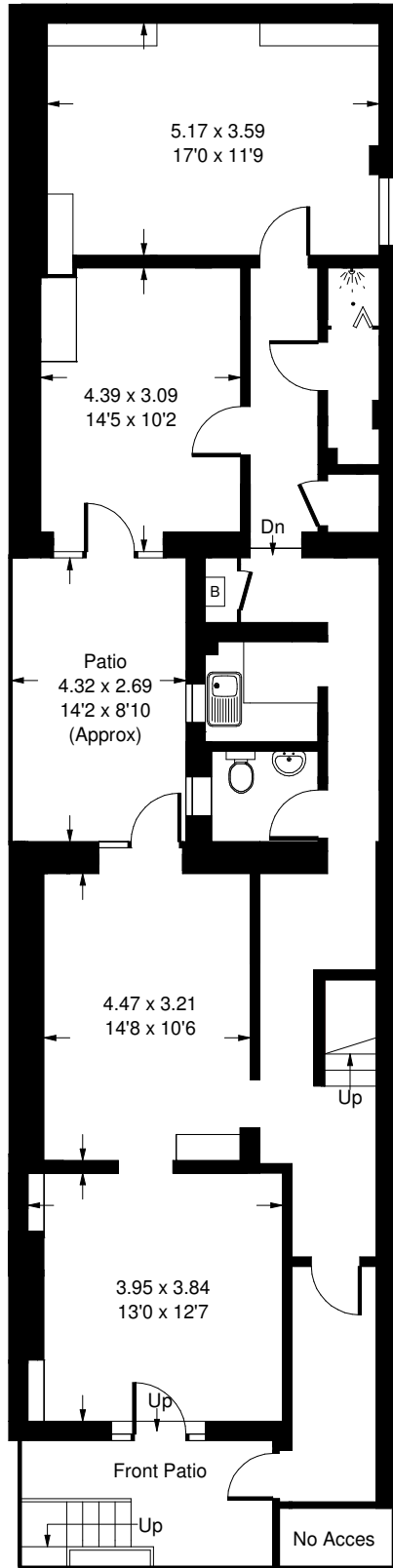
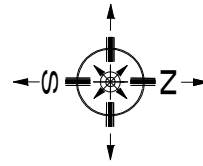
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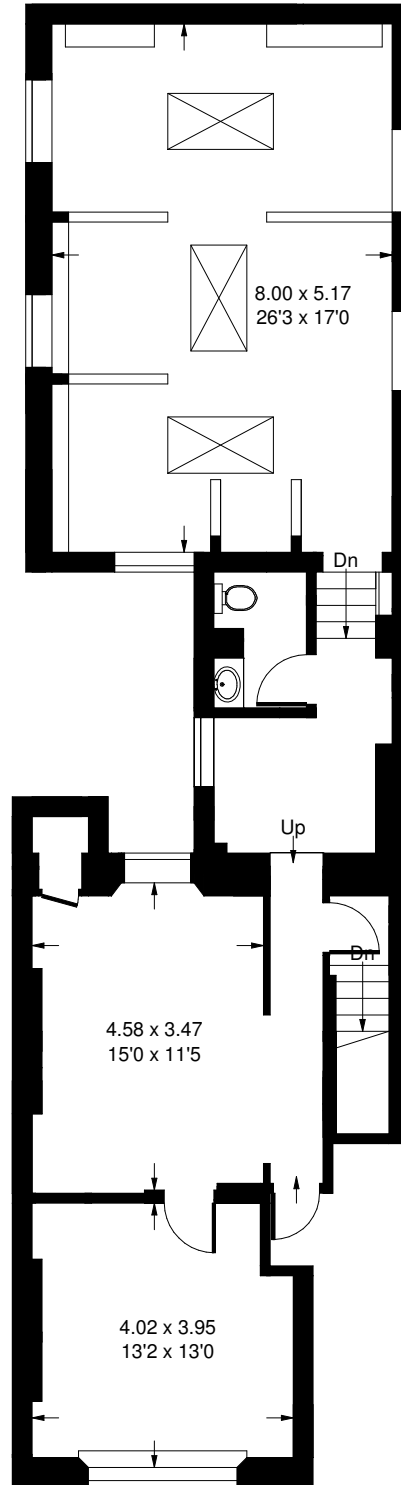
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Marloes Road, W8

Approx. Gross Internal Area
198.3 sq m / 2134 sq ft



Lower Ground Floor



Raised Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.