



**MARLOES ROAD, W8**  
**£1,325,000 LEASEHOLD**

**AN ELEGANT AND SPACIOUS TWO BEDROOM GARDEN FLAT  
SITUATED ON THE LOWER GROUND FLOOR OF A BROAD  
VICTORIAN TERRACED HOUSE.**

**Kensington** | 020 7727 1500 | [kensington@winkworth.co.uk](mailto:kensington@winkworth.co.uk)  
118 Kensington Church Street, London, W8 4BH

*winkworth.co.uk*

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### **DESCRIPTION:**

An elegant and spacious two bedroom garden flat situated on the lower ground floor of a broad Victorian terraced house. The flat has excellent living space with a reception room with wooden flooring leading to a conservatory/dining room which, in turn, leads to the 60' (18.5m) rear garden with lawn, flower beds, mature plants and trees. There are two generous double bedrooms, an en suite bathroom and a shower room.

Marloes Road is a tree lined street just off Kensington High Street with its many excellent shops, restaurants and transport facilities. The further green open spaces of Kensington Gardens and Holland Park are also within easy walking distance.

### **ACCOMMODATION:**

Entrance Hall | Reception Room | Conservatory/Dining Room | Kitchen | Principal Bedroom With En Suite Bathroom | Second Double Bedroom | Shower Room | 60' Rear Garden

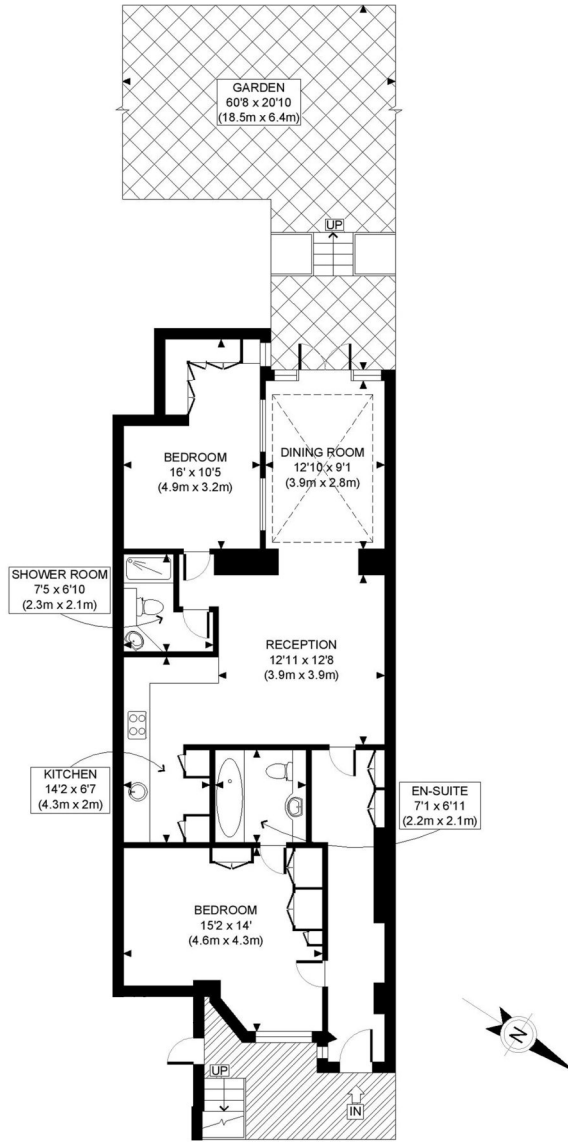
### **LOCAL AUTHORITY:**

The Royal Borough of Kensington & Chelsea

### **NEAREST PUBLIC TRANSPORT:**

High Street Kensington  
South Kensington  
Earl's Court





LOWER GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA: 983 SQ FT/ 91 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS THE STOP SHOP FOR PROPERTY BROADCASTING

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	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Lease:** 101 years remaining  
**Ground Rent:** £3,227 per annum (including reserve fund contributions)  
**Service Charge:** £300 per annum  
**Council tax band:** F

*Please note all figures are approximate*

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