



A beautifully presented three double bedroom apartment on the fifth floor in this renowned gated development benefiting from underground parking and porter services

Kensington Green, Marloes Road, Kensington, London, W8

£2,600,000 Share of Freehold

savills

3 bedrooms • 1 reception room • 2 bathrooms • Wood floors throughout • 24 Hour Porter • Gym • Communal Gardens • Underground Parking for one car

Local Information

Rowan Lodge is situated in the Kensington Green development and is looked after by a 24hr porter service and also has a gym and secure underground car-park in which this property has one designated space. It is also conveniently located for the excellent transport links in the area (Piccadilly, District & Circle Lines), Waitrose and Sainsbury's superstores as well as the many shops and restaurants on Kensington High Street and Gloucester Road. Holland Park and Kensington Gardens are also within 1 mile.

About this property

A fabulous flat situated in this wonderful gated private development with access to a residents gym and communal gardens. The flat is situated on the 5th floor with lift and porter. Decorated in a neutral style and with wood floors throughout.

The reception room with dining area and open plan kitchen has views over communal gardens. The master bedroom benefits from a dressing area and en-suite bathroom. There are two further double bedrooms and a family bathroom.

The property further benefits from a designated underground parking space which is to be sold with the flat.

Tenure

Share of Freehold

Local Authority

Royal Borough Of Kensington and Chelsea, Kensington

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Kensington Office. Telephone: +44 (0) 20 7535 3300.





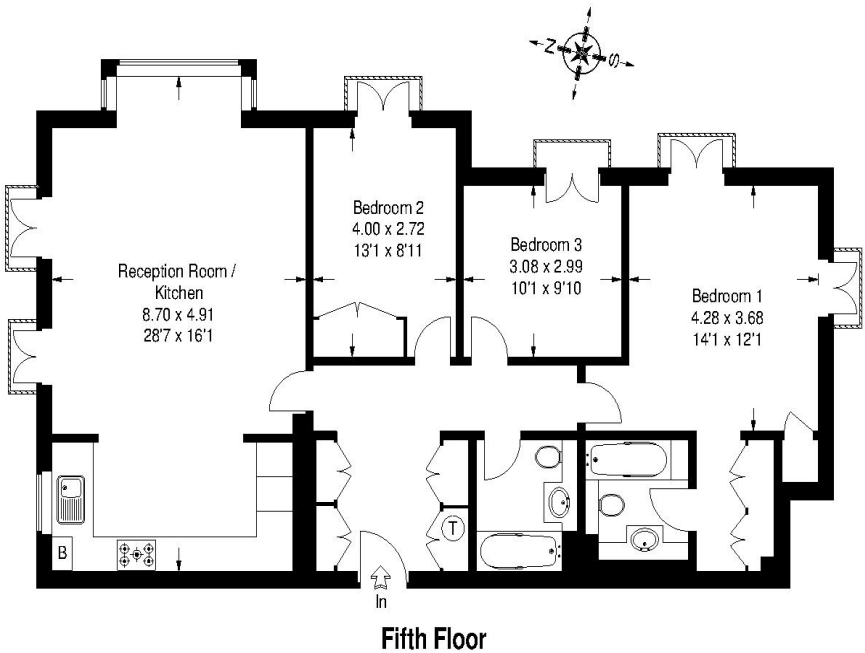
Kensington Green, Marloes Road, Kensington, London, W8
Gross Internal Area 1184 sq ft, 110 m²

Charlie Kennard
Kensington
+44 (0) 20 7535 3300
sholmes@savills.com

 |  savills | savills.co.uk


Rowan Lodge, W8

Approximate Gross Internal Area :- 110 sq m / 1184 sq ft



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This plan is for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. All room dimensions taken through cupboard/wardrobes to structural walls where possible or to where indicated by arrow heads.

| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 80 | 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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