



An unmodernised first floor (with lift) lateral apartment with access to communal gardens situated in a portered mansion block in Kensington.

Marlborough Court, Pembroke Road, London, W8

£650,000 Leasehold (Approximately 35 years remaining)

savills

Unmodernised first floor apartment with lift • Three good sized bedrooms • Two reception rooms • Excellent location for access to Kensington and Earls Court • Portered purpose built building • Communal Gardens • Leasehold expires 25/03/2056 (Approximately 35 years remaining)

Local Information

With a carriage driveway accessed from Pembroke Road, Marlborough Court is well located for access to the renowned shopping, restaurant and transport facilities of Kensington High Street as well as Earls Court. The wide open green space of Holland Park is a mere 0.3 miles to the north.

About this property

This fantastic unmodernised lateral apartment is situated on the first floor (with lift) of the sought after Marlborough Court. The current lease term expires in approximately 35 years (25/03/2056).

Situated on the first floor, the flat comprises 1,107 sq ft and is currently arranged as three bedrooms, a family bathroom, two separate WC's, a separate kitchen, a good sized reception room and a separate dining room.

The flat also benefits from a small balcony located off the reception room and access to communal gardens.

Internally the apartment lends itself well to someone looking to put their own stamp on their next property.

Tenure

Leasehold expires 25/03/2056 (approximately 35 years remaining)

Local Authority

Royal Borough of Kensington & Chelsea

Energy Performance

EPC Rating = C

Service Charge

£9,202, this includes hot water and heating

Ground Rent

£500 per annum

Viewing

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



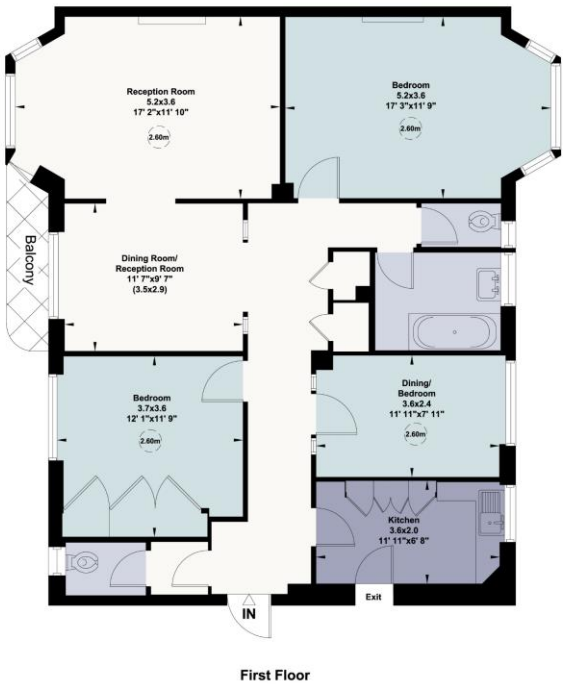



Marlborough Court, Pembroke Road, London, W8
Gross Internal Area 1107 sq ft, 103 m²

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Marlborough Court, Pembroke Road, W8
Gross internal area (approx.)
103 Sq m (1107 Sq ft)
For identification only, Not to Scale
capital 020 8671 7722



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	82
England, Scotland & Wales	EU Directive 2002/91/EC 	

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