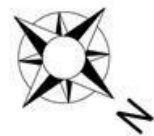


MALVERN COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA :
1430 SQ FT- 132.94 SQ M



6TH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD 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 plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Malvern Court Onslow Square,
South Kensington, SW7 3HY

Guide Price £2,800,000
Leasehold

This sixth floor, beautifully presented apartment has just undergone full refurbishment to a high standard throughout comprising three double bedrooms, three bathrooms, bespoke kitchen, bright and spacious living room/dining room benefiting from under floor heating throughout and Timothy Oulton lighting.

- Three bedrooms
- Bespoke separate kitchen/breakfast room
- 6th floor with lift
- Fully refurbished to a high standard throughout
- Approx 1430 Sq Ft
- Three bath/shower Rooms
- Living/dining room
- Portered building
- Access to communal gardens
- No onward chain

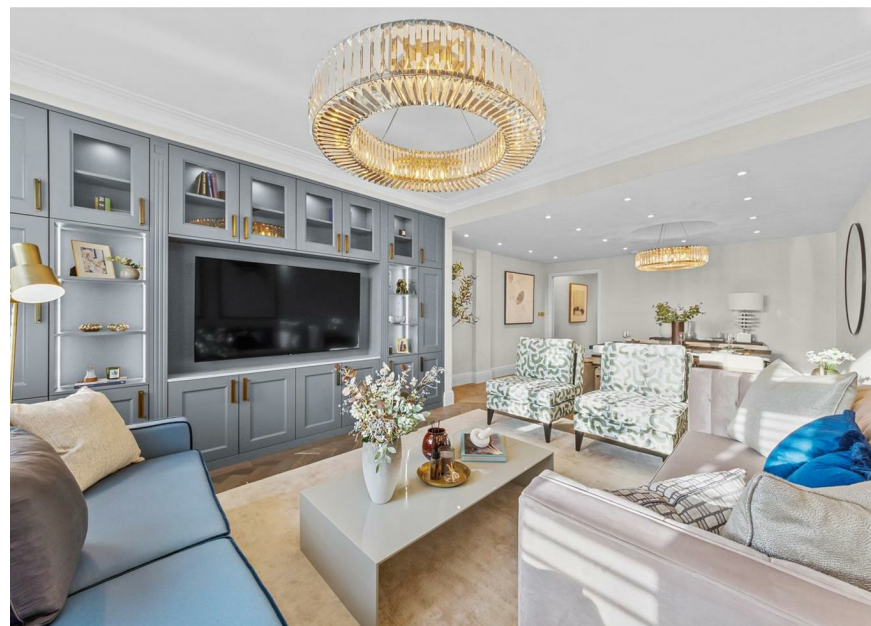
020 7581 0154

www.fullergilbert.co.uk

South Kensington Sales, 38-40 Gloucester Road, South Kensington, London, SW7 4QT

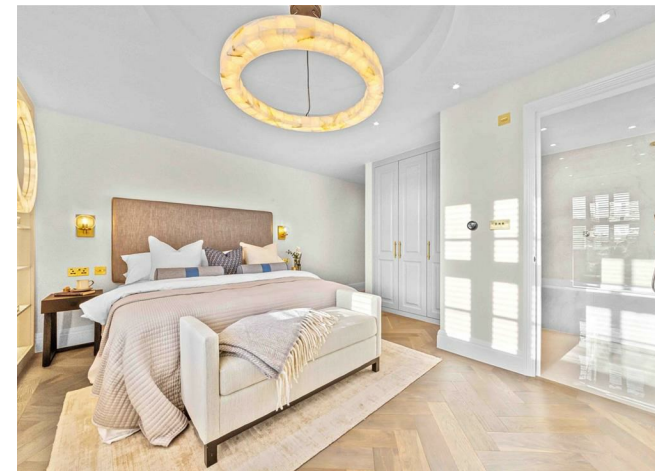
Location

Malvern Court is perfectly located for South Kensington's local shops, bars and restaurants. South Kensington Underground Station is very close by offering the District, Circle and Piccadilly Lines.




Description


Beautifully refurbished apartment situated on the 6th floor of this highly sought after portered block in the heart of South Kensington. Offering outstanding rooftop views to the front and rear on the more desirable side of this art deco building, the accommodation comprises three double bedrooms, three bathrooms of which two are en-suite, a double reception room, stunning hand built kitchen/breakfast room and hall storage. The property further benefits from engineered wood flooring, Timothy Oulton lighting, underfloor heating throughout, built in television to the master bedroom, plantation shutters, black out blinds and a lift. The apartment also benefits from having access to Onslow Square and tennis court. * Council Tax Band G * Service Charge £9,000 pa * Lease 4 years remaining



Viewings are highly recommended.

This price of £2,800,000 is to include a lease extension as the current lease has 4 years remaining. This is ready to be actioned immediately by the purchaser. Please contact the agent for further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.

