



Melbury Road
London, W14

CHESTERTONS





An exceptionally well-finished four-five bedroom freehold house with off-street parking, garage, south facing garden, balcony and roof terrace.

The property is moments from the entrance to verdant Holland Park. The social spaces include stunning kitchen/dining room situated on the ground floor and giving access directly to the south facing private garden. The formal reception room is set on the first floor at the rear of the building and flooded by the south sunlight. The balcony is also conveniently accessed from this room. The entire top floor is currently used as an informal entertaining room and opens onto a large roof terrace.

The sleeping accommodation is situated planned over the first and second floors mainly with the top floor also able to be utilised as a fifth bedroom. The principle bedroom is set on the first floor and is awash with natural light, en suite and plenty of storage space.

The house further benefits from a private driveway, integral garage, plenty of storage, integrated alarm system, separate w/c and family bathroom.

- Exceptional condition
- Off-street parking and garage
- South facing garden balcony and roof terrace
- Four-five bedrooms
- Fabulous entertaining space
- Moments from Holland Park

Asking Price £4,300,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		75
63-71	D	62	
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Freehold

Service Charge: £0

Ground Rent: £0

Local Authority: Royal Borough of Kensington & Chelsea

Council Tax Band: G

Chestertons Kensington Sales

116 Kensington High Street

London

W8 7RW

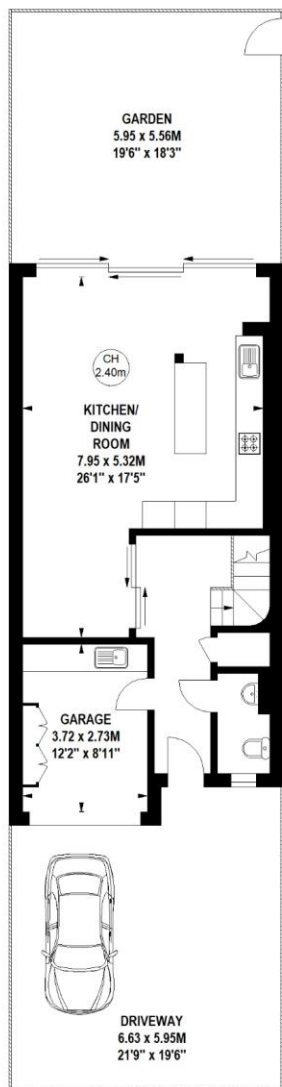
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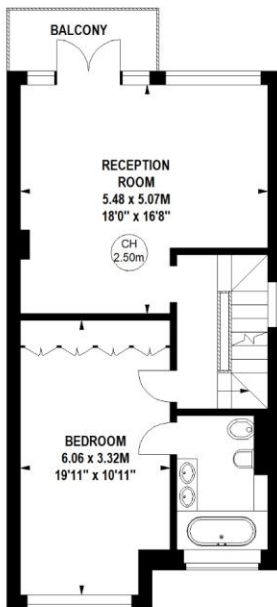
Melbury Road, W14

Approximate gross internal area
208.75 sq m / 2247 sq ft

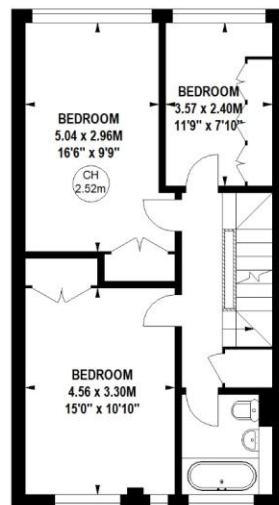


Ground Floor

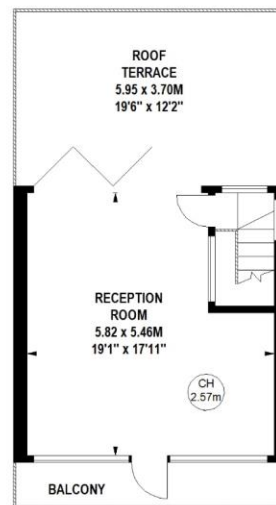
Key :
CH - Ceiling Height



First Floor



Second Floor



Third Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

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