



Melbury Road
Holland Park, W14

CHESTERTONS





A remarkable two bedroom apartment located on the first floor of this highly sought after portered mansion block. Boasting leafy green views.

The accommodation comprises an inviting entrance hall, large reception/ dining room, partially separate kitchen featuring modern fully fitted appliances. The master bedroom boasts an en suite and dressing area which can also be utilised as a nursery or home office. The second bedroom is very generous and has use of a family shower room.

The property also comes with a basement store room (included in the title) as well as a private garage.

Melbury Road is conveniently located for the shops, restaurants and amenities of Kensington High Street. The green open spaces of Holland Park are nearby.

- Two bedrooms
- Lateral space
- Garage
- Storage room
- Moments from Holland Park
- Long lease

Asking Price £1,600,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 118 years remaining

Service Charge: £12,205 p.a

Ground Rent: £0

Local Authority: Kensington and Chelsea

Council Tax Band: G

Chestertons Kensington Sales

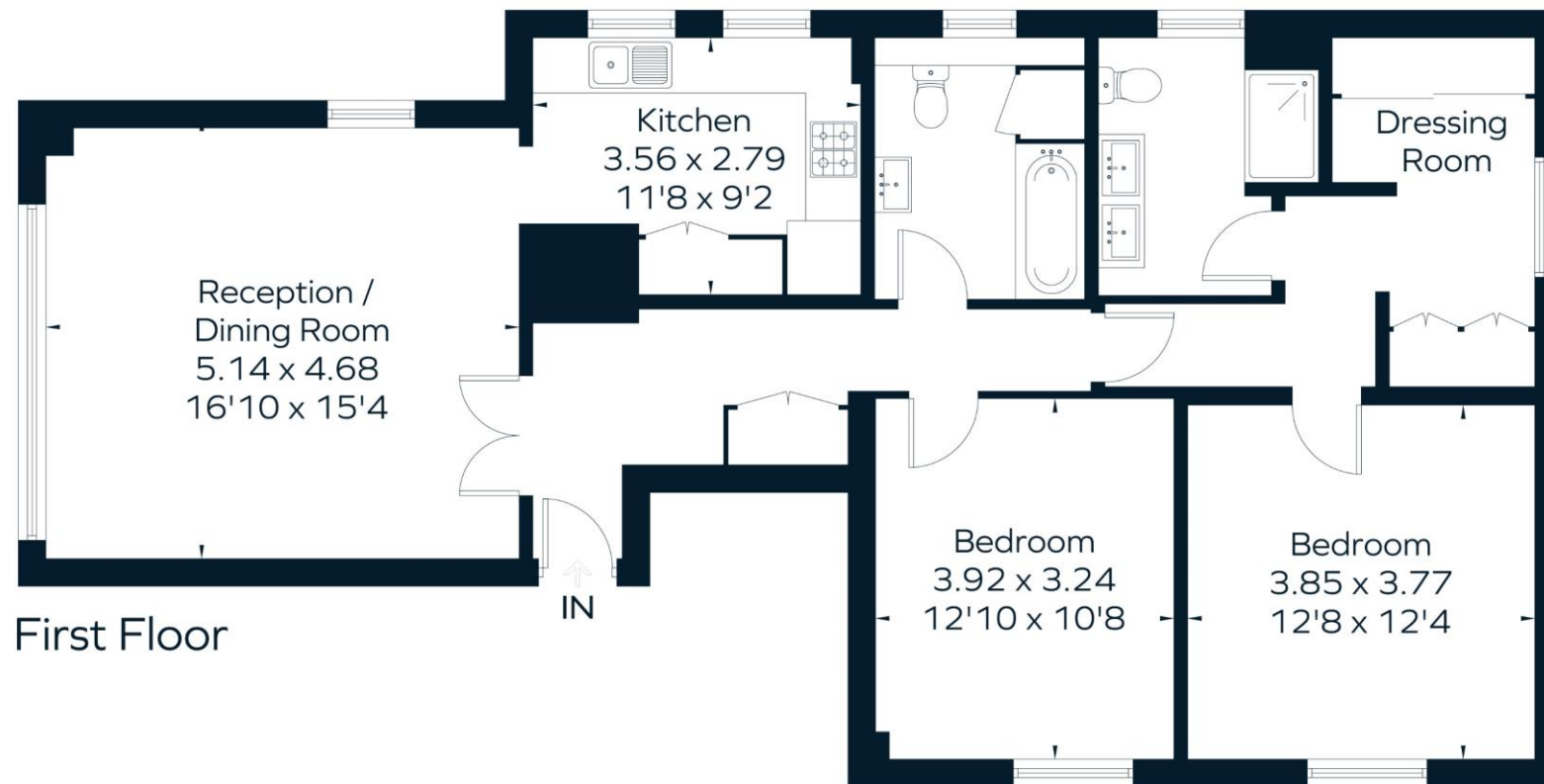
116 Kensington High Street
London
W8 7RW

kensington@chestertons.co.uk

020 7937 7244

chestertons.co.uk

Approximate Area = 100.8 sq m / 1085 sq ft
Including Limited Use Area (1.6 sq m / 17 sq ft)



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 771302

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable