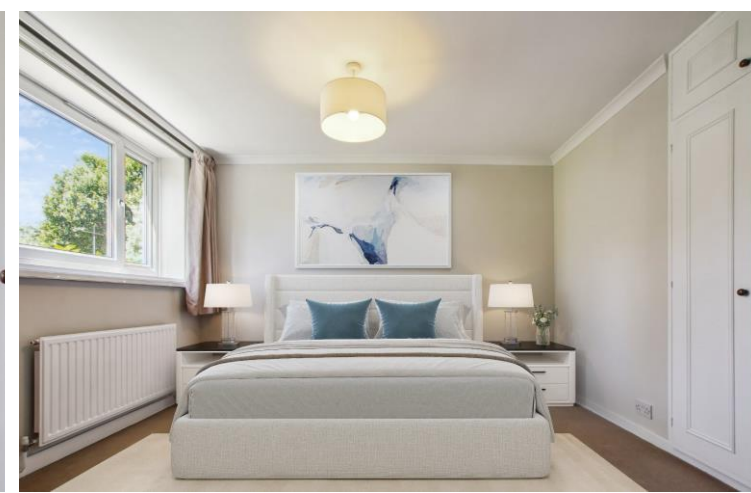




Farley Court
Melbury Road, W14

CHESTERTONS





A wonderful three-bedroom lateral flat situated in a sought-after residential block with porter and excellent natural light.

In very good order, the apartment benefits from a well-designed cupboard-lined entrance hallway, a fully fitted kitchen, 31 feet long reception room, large master bedroom with en-suite, 2 further good-sized bedrooms with built-in wardrobes, a family bathroom and a guest cloakroom.

This Share of Freehold property has the added advantage from a resident porter, off-street parking on a first-come first served basis, step-free access and a chain-free sale.

Farley Court is just moments from the open spaces of Holland Park as well as the convenient shopping, restaurants and transport facilities of Kensington High Street and Kensington Olympia..

*please note some pictures have been digitally enhanced with furniture

- Three bedrooms
- Porter
- Excellent natural light
- Close to Holland Park

Asking Price £1,250,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold (Lease 974 Years)

Service Charge: £5500 per annum including reserve fund contribution

Ground Rent: £0

Local Authority: Kensington and Chelsea

Council Tax Band: G

Chestertons Kensington Sales

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London

W8 7RW

kensington@chestertons.co.uk

020 7937 7244

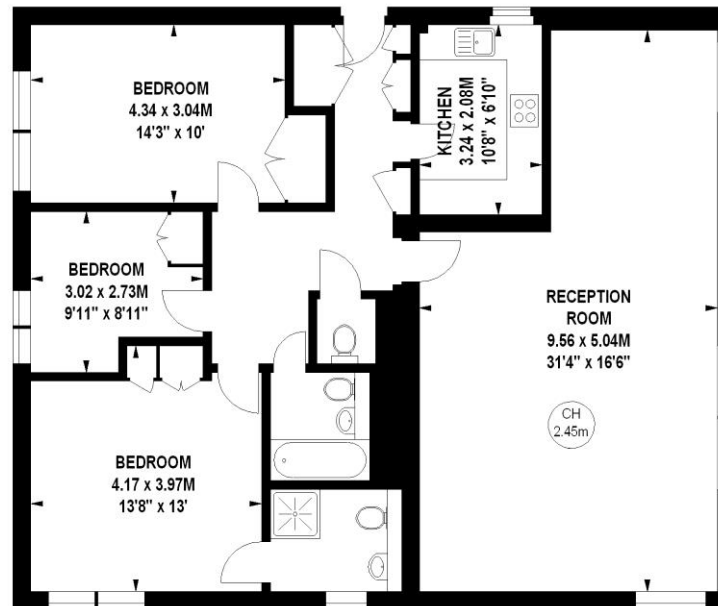
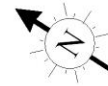
chestertons.co.uk

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Approximate gross internal area

113.71 sq m / 1224 sq ft

Key :
CH - Ceiling Height



Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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