



# Falkland House

Marloes Road, W8

£5,000 per month  
(£1,153.85 per week)

Stunning apartment with a modern and finish offering two double bedrooms. The property offers a contemporary living space and the master suite and reception space benefit from west-facing balconies with floor to ceiling windows.





# Falkland House

Marloes Road, W8

- A bright apartment which benefits from west-facing balconies
- Benefit of 24 hour porter.
- 2 Bedrooms, 2 Bathrooms, 1 Reception.
- Ideally located just off Kensington High Street.





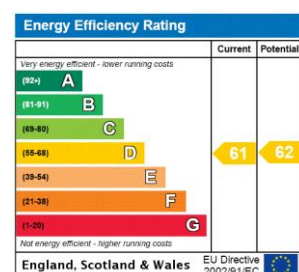
Stunning apartment with a modern and finish offering two double bedrooms.

The property offers a contemporary living space and the master suite and reception space benefit from west-facing balconies with floor to ceiling windows offering great natural light.

The apartment is located in Falkland House which is situated just south of Kensington High Street. The building is exceptionally well maintained with both a resident porter and lift to all floors with immaculate communal parts.

The apartment consist of two double bedrooms, one reception room, separate kitchen and bathroom.

**Minimum Term:** 12 months  
**Deposit Required:** £6,923.08  
**Local Authority:** Royal Borough of Kensington & Chelsea  
**Council Tax Band:** G  
**EPC Rating:** D  
**Furnished, Part Furnished**

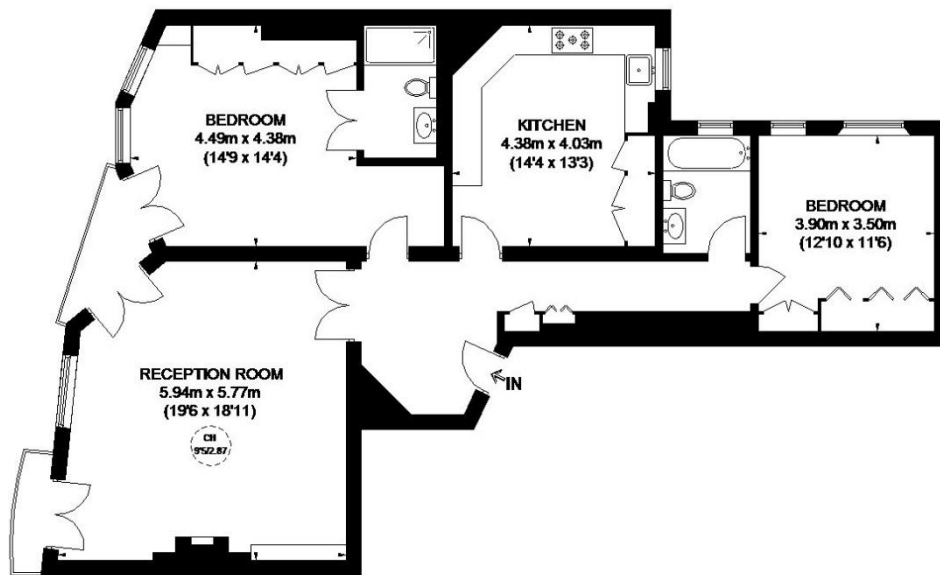


### *Chestertons Kensington Lettings*

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 W8 7RW  
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 02079377260  
[chestertons.co.uk](http://chestertons.co.uk)

Additional tenant charges apply (fees apply to non-AST tenancies only)  
 Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory check (approx. £100 – £250 inc. VAT)  
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## FALKLAND HOUSE



APPROXIMATE GROSS INTERNAL AREA  
THIRD FLOOR = 1234 SQ. FT. (114.7 SQ. M.)

○ = CEILING HEIGHT

### THIRD FLOOR

This plan is for layout guidance only. 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 related upon them. Please be advised that Hampton International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (1369942).

