



Melbury Road
Holland Park, W14

CHESTERTONS





A beautiful five bedroom family home situated in this quiet part of Melbury road in Holland Park.

Finished to a high standard having been refurbished recently & boasting approx 2654 sq ft of accommodation. A stunning kitchen/breakfast room, formal dining area leading down to a reception room, decked patio, there is a galleried area overlooking the reception.

3 bathrooms (2 en-suites) & guest WC. The property has an abundance of storage throughout & further benefits from a self contained studio, own entrance.

- A beautiful family home situated in this quiet location in Holland Park
- Five bedrooms and four bathrooms
- Stunning newly refurbished kitchen/breakfast room, reception and formal dining

£42,466.67 pcm

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)

chestertons.co.uk/property-to-rent/applicable-fees

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(49-54)	E		
(41-48)	F		
(31-40)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

Minimum Term: 1 month
Deposit Required: £49,000.00
Local Authority: Royal Borough Of Kensington & Chelsea
Council Tax Band: H
EPC Rating: D
Furnished, Part Furnished, Unfurnished

Chestertons Kensington Lettings

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 Kensington
 London
 W8 7RW

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 02079377260

**Melbury Cottage,
Melbury Road, W14**



Approx Gross Internal Area **2640 Sq Ft - 245.26 Sq M**

For Illustration Purposes Only - Not To Scale
Floor Plan Produced From Plan Supplied By Agent
Ref: No. P52536

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