

**CHESTERTONS**





# Melbury Road

*Holland Park, W14 8LP*

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

***Short let: £8,400 per week / £36,400 per month***

5



3



**2,640**  
sqft





## ***Property Description***

*Finished to an extremely high standard having been refurbished recently & boasting approximately 2650 sq ft of accommodation.*

*A stunning kitchen/breakfast room, formal dining area leading down to a cinema, decked patio and there is a galleried office space overlooking the main reception room.*

*The property has five well proportioned bedrooms and three bathrooms (two en-suites) & a guest WC. The property has an abundance of storage throughout & it's own entrance.*

*Located on the quiet Melbury Road, just moments from Holland Park and a short walk from Kensington High Street.*





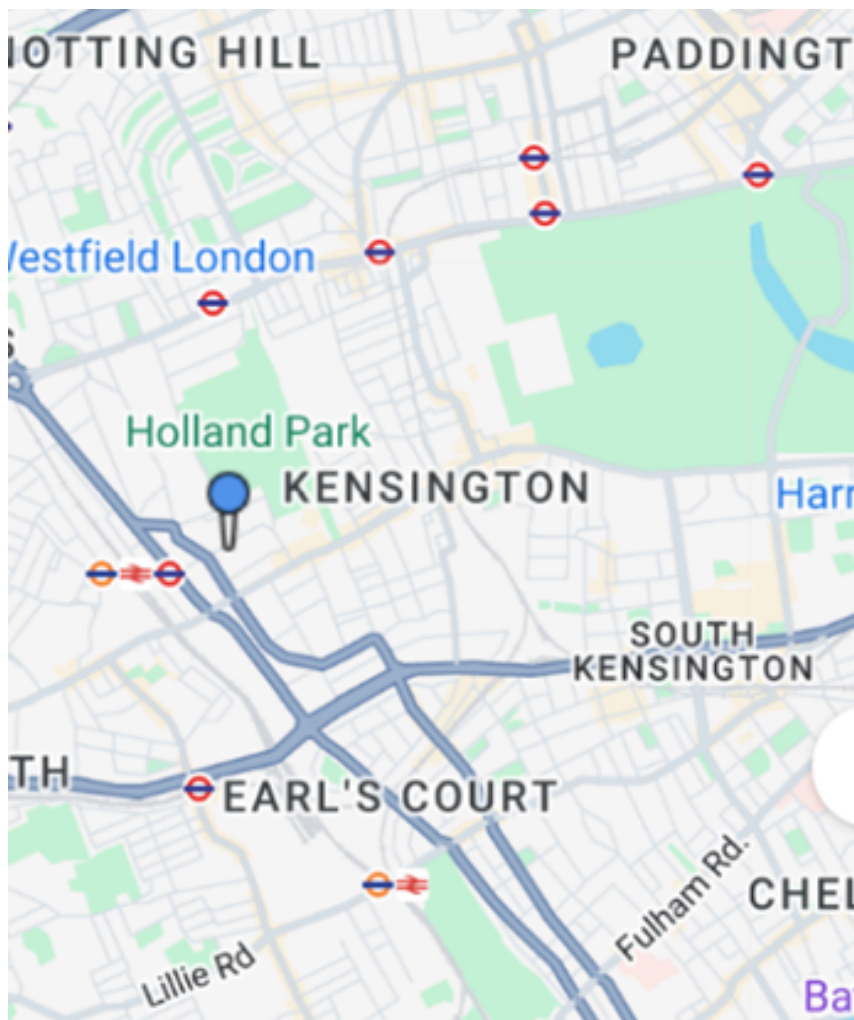


Approx Gross Internal Area 2640 Sq Ft - 245.26 Sq M

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

## Property Location

CHESTERTONS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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](https://chestertons.co.uk/property-to-rent/applicable-fees)

### Chestertons Kensington

116 Kensington High Street,

London

W8 7RW

[chestertons.co.uk](https://chestertons.co.uk)

Chesterton Global Ltd 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 Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.