



MARLAND HOUSE
SLOANE STREET
LONDON SW1X

This superb luxury penthouse apartment, designed and decorated by two leading international designers, has been fitted out to the highest standards and comes with bespoke furniture, marble, curtains and blinds. It comprises the entire top floor of the building and boasts a large full-length terrace facing Sloane Street that benefits from morning sun. With generous proportions throughout, the flat has fully fitted dressing rooms, closets, a kitchen with two refrigerators, a wine refrigerator and ice-maker. The bespoke marble bar with multiple pull-out drawers and ample storage based in the reception room completes this entertainment space. The study-office also benefits from a matching marble custom desk, storage, filing drawers, bookcase and provision for a small refrigerator. The showers are extra-large, beautifully marbled with multiple shower heads and built-in marble seats. This apartment offers double-glazed windows facing Sloane Street and all loading and deliveries can be conveniently facilitated through the rear entrance off Pavilion Road.





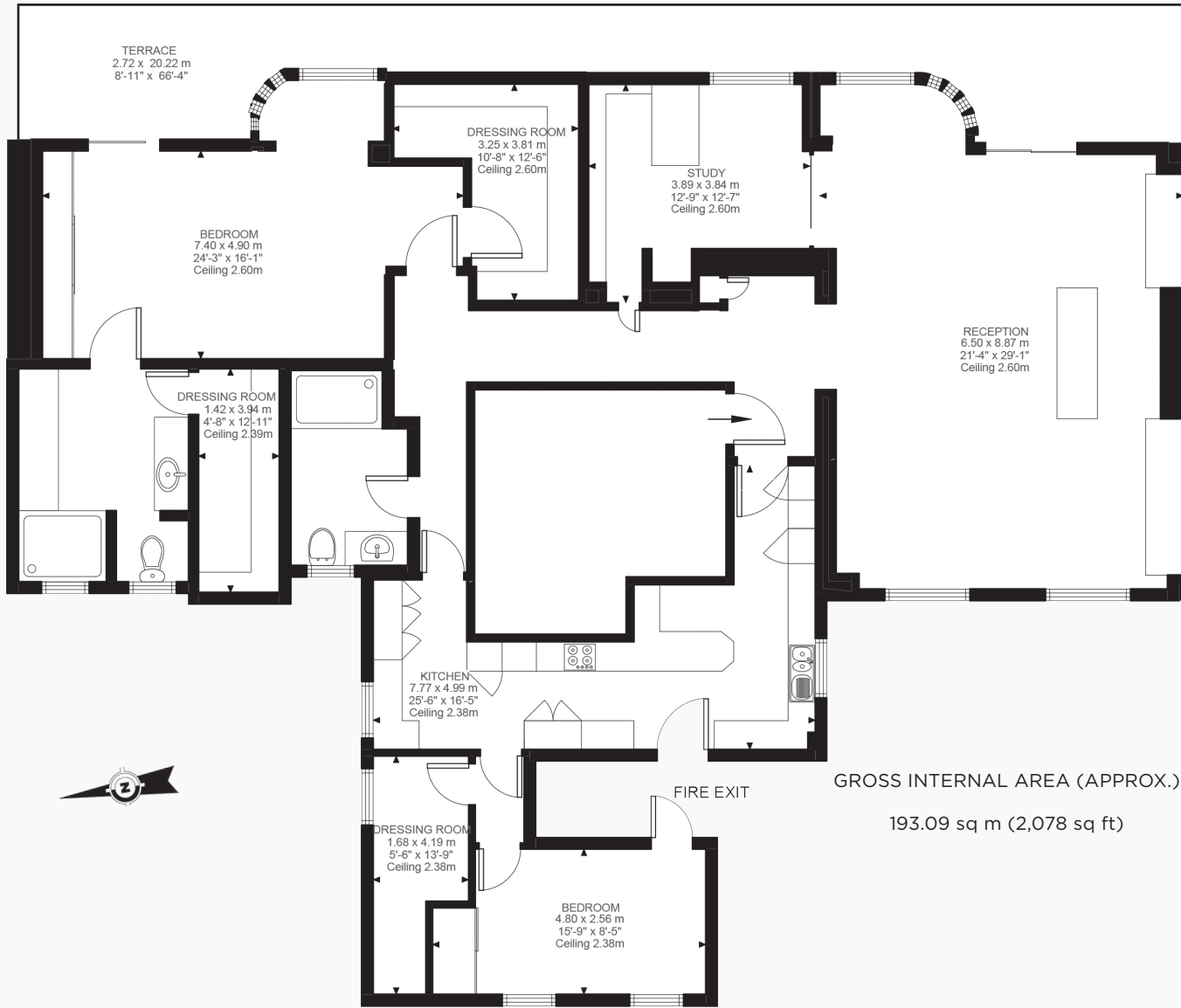
ACCOMMODATION & AMENITIES:

- Reception Room
- Kitchen
- 2 bedrooms
- 2 bathrooms
- Roof Terrace
- Lift
- Study
- Resident Porter
- Air Conditioning Throughout

TERMS

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| Guide price: | £2,750,000 |
| Tenure: | Leasehold expiring 25 December 2058. |
| Service charge: | Approximately £28,457.80 for the year ending 2022. |
| Ground rent: | £1,000 per annum |
| Local Authority: | Royal Borough of Kensington and Chelsea |
| EPR rating: | E |
| Council Tax: | Band H |





GROSS INTERNAL AREA (APPROX.)

193.09 sq m (2,078 sq ft)

FIFTH FLOOR



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Viewing: Strictly by appointment with Savills.
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