



Walton Street  
Chelsea SW3

**M**askells



Positioned on the 2nd floor of a gated development with a porter, this is a charming and very well laid out apartment held with a share of the freehold.



### Accommodation and Amenities

- GATED DEVELOPMENT
- PORTER
- SHARE OF FREEHOLD
- EXCELLENT LOCATION



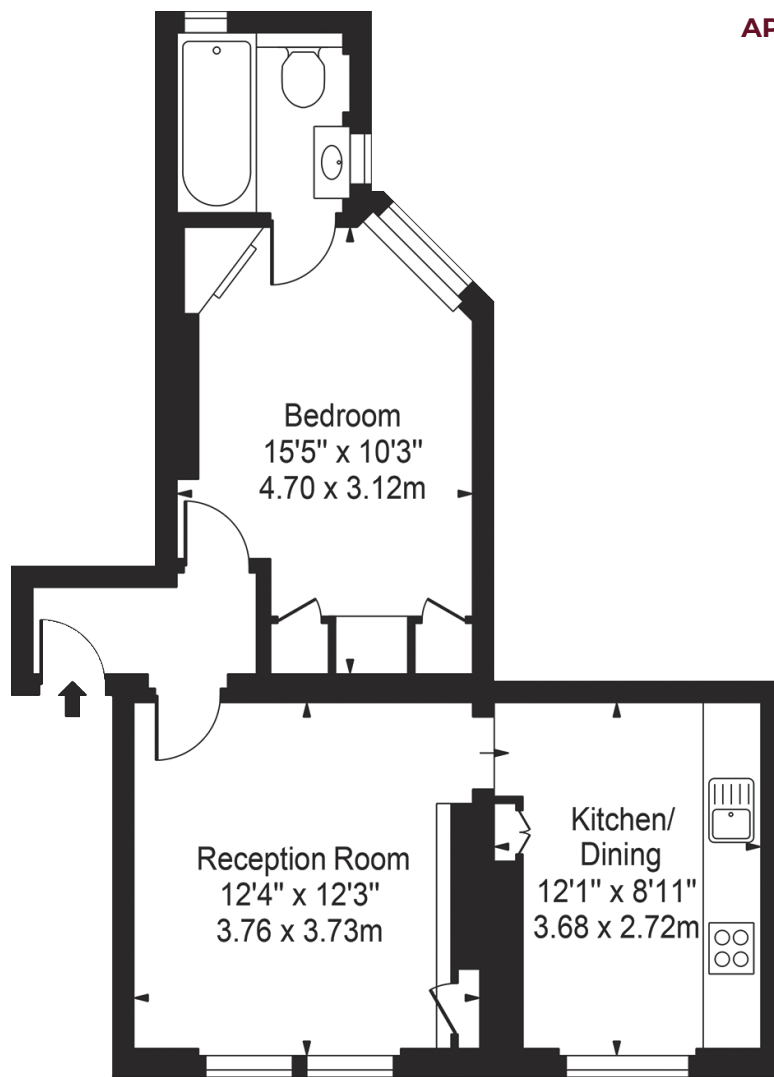
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Towards the front is a good reception room with a built-in television and bespoke joinery. Adjacent is a fully fitted kitchen with built-in appliances and space for a dining table. Peacefully located towards the rear is a double bedroom with built-in storage, and an ensuite bathroom.



There is a pretty treelined communal courtyard which is accessed via secure gates. The Marlborough benefits from a porter and is ideally located, just off Walton Street, for the excellent transport links as well as world-class shops, bars and restaurants that the immediate area has to offer.





Second Floor

### APPROXIMATE FLOOR AREA

44.59 sq m / 480 sq ft



### TERMS

**Asking Price** £725,000

**Tenure** Leasehold with a share of freehold, 999 years from 25 December 1991

**Service Charge** £2,096.03 half yearly

**Ground Rent** Peppercorn

**EPC** C

**Local Authority** The Royal Borough of Kensington and Chelsea

**Council Tax Band** F

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