



The Marlborough  
Walton Street SW3

 Maskells



Situated on the 4th floor of a popular gated community, this is a spacious and open-plan apartment offering one bedroom with an additional room that can be used as a 2nd bedroom, nursery, office or dressing room.



### Accommodation and Amenities

- EXCELLENT LOCATION
- LARGE KITCHEN / RECEPTION ROOM
- PORTER
- WELL PRESENTED

Towards the front, there is a wonderful open plan kitchen and reception room which offers wonderful views over the rooftops of Chelsea and Knightsbridge. Overlooking the courtyard, there is a large bedroom with adjacent second bedroom, study, dressing room or nursery. There is also a bathroom which doubles as a guest cloakroom.

The Marlborough is a gated development situated moments from the vast array of world class amenities on offer in the area which includes Harrods, the shops of Sloane Street and some of the finest restaurants that London has to offer. Within easy reach are the underground stations of Knightsbridge, Sloane Square and South Kensington.





## APPROXIMATE FLOOR AREA

55.4 sq m / 596 sq ft  
Including Limited Use Area (0.4 sq m / 4 sq ft)

## TERMS

**Asking Price** £720,000

**Tenure** Leasehold. Expires 2159

**Service Charge** £3,117.87 for the period  
25 December 2024 – 24 June 2025

**Ground Rent** Peppercorn

**EPC** C

**Council Tax Band** G

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

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