



Flat 1, 38 Charleville Road | Marylebone Mayfair Soho | London | W14 9JH

£ 3,200

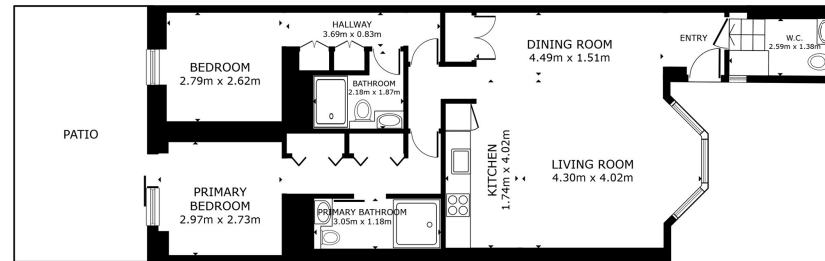
 **cityrelay**

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| Marylebone Mayfair Soho  
London | W14 9JH

A well-presented and generously proportioned two-bedroom apartment set within a charming period building in the highly desirable area of West Kensington.



- Two-bedroom lower ground floor apartment
- Principal bedroom with en-suite shower room
- Private rear garden
- Spacious open-plan kitchen, dining and reception area
- Separate family bathroom with full-sized bath
- Offered furnished and suitable for long let



GROSS INTERNAL AREA  
 FLOOR PLAN 77.5 m<sup>2</sup>  
 EXCLUDED AREAS - PATIO 19.6 m<sup>2</sup>  
 TOTAL - 77.5 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band C  
EPC Rating C

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