



Marloes Road
Kensington, W8

CHESTERTONS





A beautifully presented one-bedroom garden flat, ideally located on Marloes Road, Kensington. Benefiting from its own private entrance, the property offers well-proportioned accommodation comprising a spacious reception room, a separate dressing room leading to the bedroom with a walk-in wardrobe, a modern bathroom, and a contemporary kitchen with direct access to a private, east-facing rear garden.

The property further benefits from a separate outdoor pod with air cooling and heating, providing a versatile space ideal for a home office, studio or additional entertaining area. Useful storage units are also located to the front of the building.

Marloes Road is situated south of Kensington High Street, close to the independent boutiques, cafés and restaurants of Stratford Village. The underground stations at High Street Kensington (Circle and District Lines) and Gloucester Road (Circle, District and Piccadilly Lines) are both within easy reach, while convenient road connections provide excellent access to Heathrow Airport, the M4 and M3.

- One bedroom
- Separate garden pod
- Walk in wardrobe
- Garden

Asking Price £825,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold 996 years underlying lease
Service Charge: £4,758
Ground Rent: N/A
Local Authority: Kensington and Chelsea
Council Tax Band: D

Chestertons Kensington Sales

116 Kensington High Street
 London
 W8 7RW

kensington@chestertons.co.uk
 020 7937 7244
[chestertons.co.uk](https://www.chestertons.co.uk)

Marloes Road, W8

Approximate gross internal area

69.17 sq m / 745 sq ft

(Including Studio / Pod)

Studio / Pod : 5.41 sq m / 58 sq ft

Key :
CH - Ceiling Height



Lower Ground Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Chesterton UK Services Limited 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 UK Services Limited | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.



This paper is
100% recyclable