



The Malborough, 61 Walton Street SW3

ASHDOWN MARKS  
PROPERTY CONSULTANTS



## The Malborough

### Walton Street, SW3

A stylish and well presented one bedroom flat situated on the raised ground floor of this well-maintained gated mansion block, benefiting from a porter and an attractive communal courtyard.

The Marlborough is superbly located just off the popular Walton Street, ideally positioned for the excellent amenities of Chelsea, South Kensington and Knightsbridge.

- Reception Room with Wooden Floors
- Eat in Kitchen
- Double Bedroom
- Bathroom
- Porter
- EPC: Rating C
- Council Tax: Band E

**Lease:** 999 years from 25<sup>th</sup> December 1991, therefore approx. 964 years remaining plus Share of Freehold.

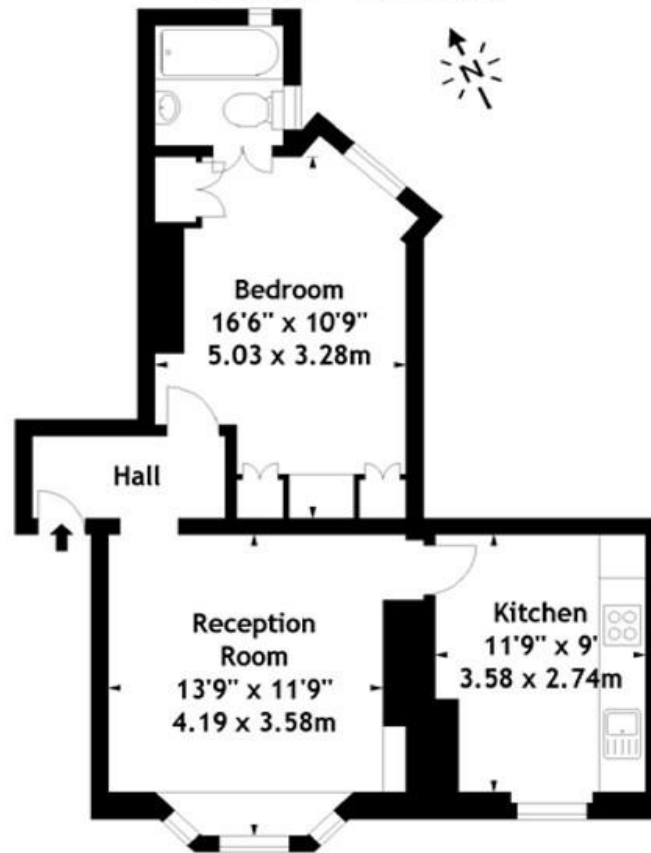
**Service Charge:** £4,508.92 p.a for year ending 25<sup>th</sup> December 2026, subject to annual review.

**Guide Price £675,000**





The Marlborough, SW3  
Approx. Gross Internal Area  
524 Sq Ft - 48.68 Sq M



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

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