MARLBOROUGH COURT, W8





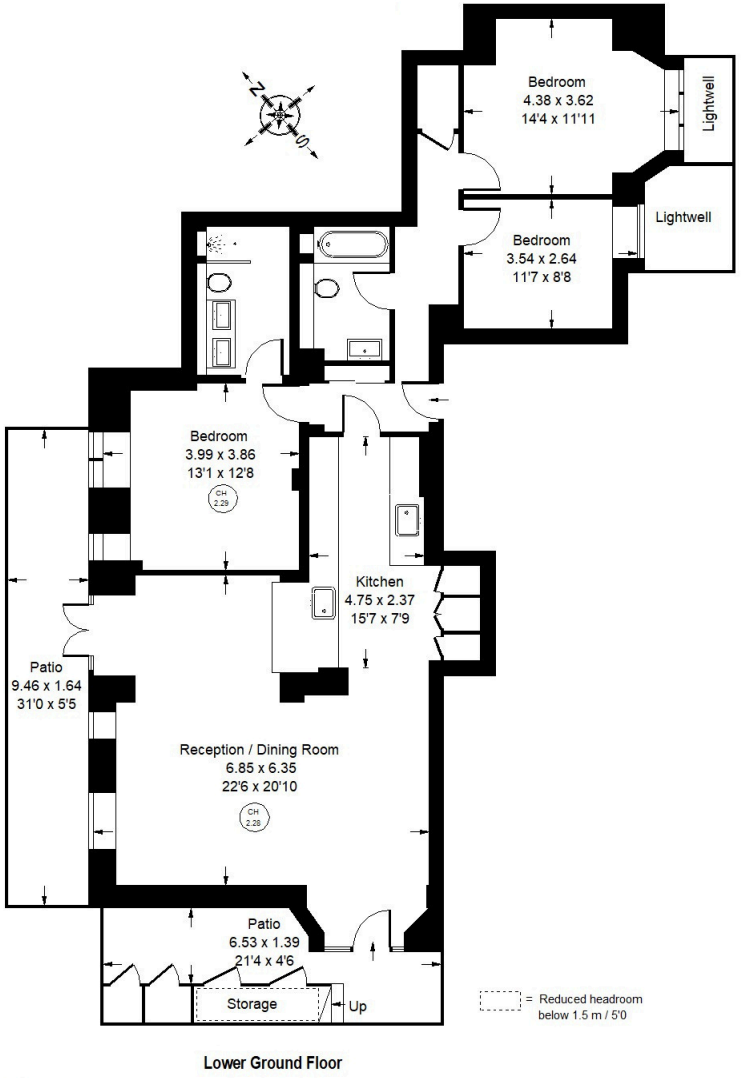


Marlborough Court, W8

An exceptionally spacious lower ground floor apartment set within an established portered building in Kensington. This beautifully presented home benefits from lift access, its own private entrance, two decked patio areas and further access to the building's attractive communal gardens. The apartment offers generous open-plan living, creating an inviting space for relaxing, dining and entertaining. The bedroom accommodation is thoughtfully arranged separately from the reception space and comprises three bedrooms, two bathrooms, a utility cupboard and additional storage. Residents enjoy the added benefits of a porter service, security and beautifully maintained communal gardens, providing a wonderful combination of convenience, privacy and outdoor space.



Approx. Gross Internal Area
= 113.9 sq m / 1,226 sq ft



Lower Ground Floor



Marlborough Court, W8 - Share of Freehold

Local Authority - **Royal Borough of Kensington & Chelsea**

Marlborough Court is conveniently located within walking distance of the excellent shopping facilities, restaurants and amenities of Kensington High Street and Earl's Court Road. The open green spaces of Holland Park are also just a short walk away. There are excellent transport connections from both Earl's Court Underground Station (Piccadilly and District lines) and High Street Kensington Underground Station (Circle and District lines).

- Three Bedrooms
- Private Entrance
- Council tax band: F
- Sevice charge: £11,730.84
- Ground rent: N/A
- EPC rating: D

The Property Ombudsman

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

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