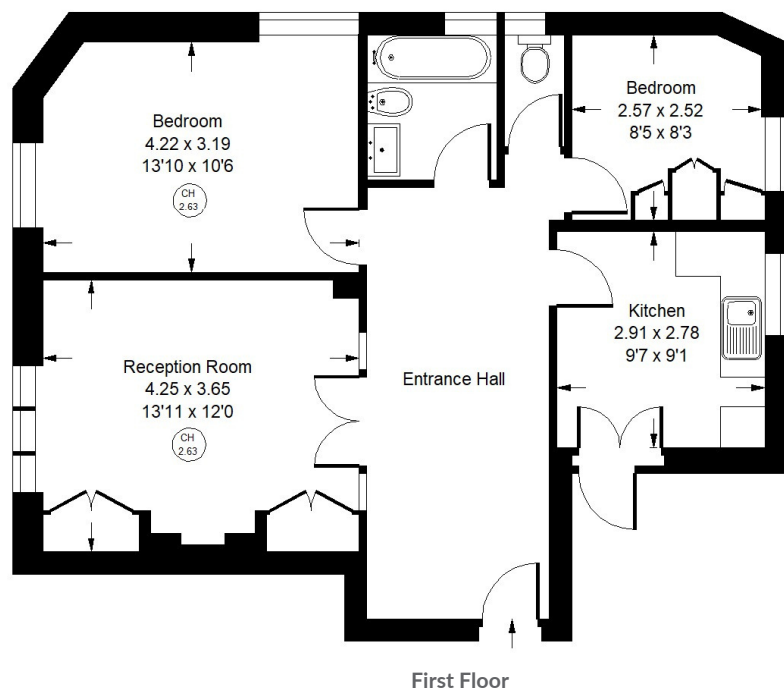




MARLBOROUGH COURT, W8



Approx. Gross Internal Area
= 65.6 sq m / 706 sq ft



- Cash Buyers Only
- Two Bedrooms
- Lift and Porter
- Pleasant Views
- EPC Rating = D
- Council Tax Band = E



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.



Marlborough Court, W8 - Leasehold

Local Authority - Royal Borough of Kensington & Chelsea

Occupying a desirable corner position at the rear of the building, the apartment enjoys an open outlook from the principal rooms and a bright south-facing aspect. The accommodation comprises a spacious entrance hall, a large reception room, a separate kitchen, two bedrooms, and a bathroom. Residents also benefit from access to communal gardens, lift service, and a porter. The apartment is available to cash buyers only due to its short lease, with approximately 30 years remaining. Requiring complete modernisation throughout, the property presents an excellent opportunity to refurbish and potentially reconfigure the layout to maximise the available space, subject to the necessary consents. Marlborough Court is conveniently located within walking distance of the excellent shopping, dining, and leisure amenities of Kensington High Street and Earl's Court Road. Holland Park is also just a short stroll away. Excellent transport links are available from Earl's Court Underground Station (Piccadilly and District lines) and High Street Kensington Underground Station (Circle and District lines).

