

# Asking price of £1,764,000

## Marlborough Court, Pembroke Road, Kensington, W8



- Purpose Built
- Newly renovated three bedroom flat in W8
- Three bedrooms
- Two bathrooms - En Suite Bathroom
- Modern kitchen
- Plenty of storage
- Second floor (with lifts)
- Porterage
- Communal gardens
- Heating and hot water included in rent

A spacious recently renovated three bedroom apartment in Kensington W8.



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Approximate Gross Internal Area = 104.4 sq m / 1124 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID273680)



| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92-100) A                                                      |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       | 70      | 80                      |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England, Scotland & Wales                                       |         |                         |
|                                                                 |         | EU Directive 2002/91/EC |

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) A                                  |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 73      | 83                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         |                         |
|                                             |         | EU Directive 2002/91/EC |

