Knight Frank



MARLOES ROAD

Kensington W8



A BEAUTIFULLY REFURBISHED FOUR-BEDROOM APARTMENT

Set within the prestigious Sutherland House, this exceptional apartment has been newly refurbished to offer elegant lateral living within one of Kensington's most sought-after mansion blocks.

			EPC
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Local Authority: Royal Borough of Kensington and Chelsea
Council Tax band: G
Tenure: Leasehold, approximately 107 years remaining
Ground rent: We have been unable to confirm the current ground rent or review period, you should make your own enquiries
Service charge: £6,300 per annum, reviewed every year, next review due 2027

Guide Price: £2,000,000



IDEAL FOR A FIRST-TIME BUYER OR A PIED-À-TERRE

The apartment seamlessly combines classic period character with contemporary design, creating a sophisticated home. Beautifully presented throughout, the property provides generous proportions and a superb sense of space and natural light. *This property is being marketed for sale on behalf of Joint LPA Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. *We have made reasonable enquiries regarding the fire safety (including, but not limited to, the external wall of the building), but have been advised that there is no information available. You should ensure you take independent professional advice and carry out your own investigations before making an offer on this property.







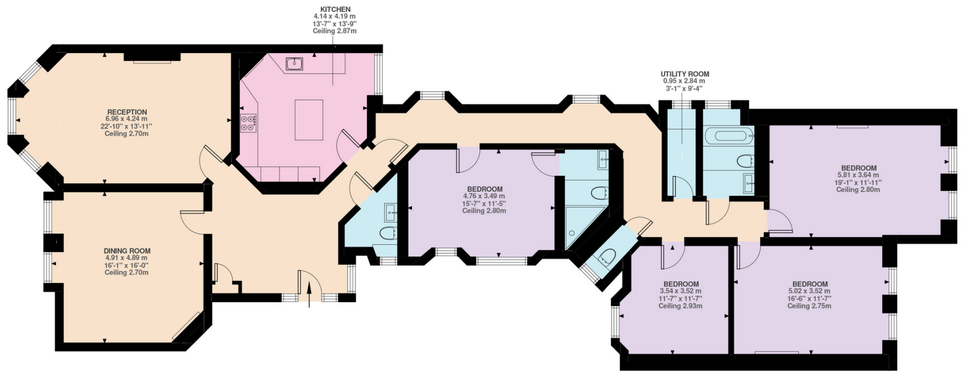




Marloes Road, W8

Approximate Gross Internal Area

202.19 SQ.M / 2176 SQ.FT



Lower Ground Floor
2176 ft²

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Approximate Gross Internal Area = 202.19 sq m / 2176 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. (ID767266)

We would be delighted to tell you more.

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Your partners in property

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