



WEDGEWOOD ESTATES

Residential Sales & Lettings

MARLBOROUGH COURT, KENSINGTON, W8

A well-proportioned two bedroom apartment quietly situated on the second floor to the rear of a smart 1930's block in Pembroke Road. This sought-after building is well-managed, with lift, porters and beautiful tranquil communal gardens.

The accommodation comprises reception room, kitchen, two bedrooms, bathroom, guest WC with wood flooring throughout.

Marlborough Court is ideally situated close to all the shopping, restaurant and entertainment facilities of Kensington High Street. Holland Park is a short walk away with its green open spaces and children's play facilities. Transport options are plentiful with proximity to bus, overground and underground services close by and easy access to the A4/M4 for Heathrow.



RECEPTION/DINING ROOM : OPEN-PLAN KITCHEN : TWO BEDROOMS :
BATHROOM : GUEST WC : LIFT : PORTER : COMMUNAL GARDEN : LEASE
EXP 3006 : S CHARGE £7200 PA APPROX INC HEATING/HW : C TAX BAND
E : EPC RATING D

Asking Price £800,000

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MARLBOROUGH COURT, KENSINGTON, W8

SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £800,000

Lease: 981 Years

Service Charge: £7200 Annually Approx

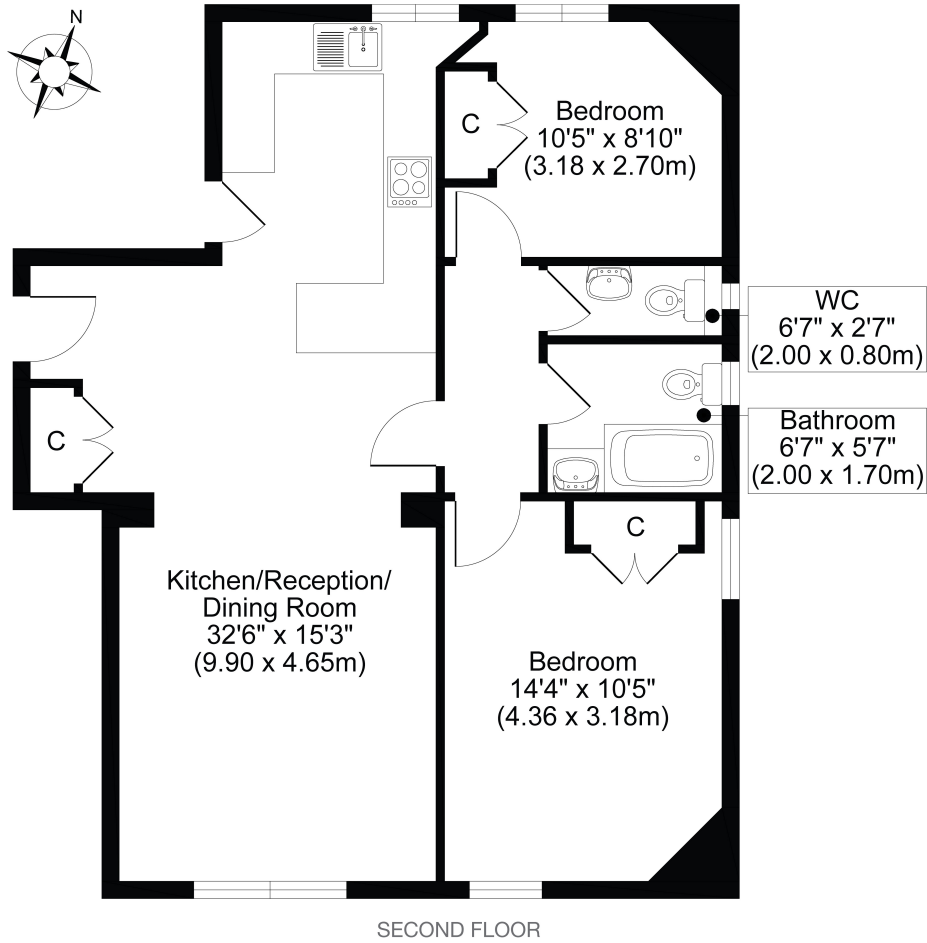
IMPORTANT NOTICE

Wedgewood Estates hereby give notice to anyone reading these particulars that :-

1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. It should not be assumed that any content/furnishings/furniture, etc., photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s).
3. Measurements are approximate and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey, nor tested the services, appliances and fittings.
4. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement, these matters must be verified by the prospective purchasers that any necessary planning or building regulations have been obtained.
5. With regard to the tenure and service charges of the property, in many instances we have to rely on information supplied to us by the vendor or main agent. Tenure and service charge details MUST therefore be verified by prospective purchasers or their solicitors prior to purchase.



MARLBOROUGH COURT, PEMBROKE ROAD, W8
 TOTAL APPROX FLOOR PLAN AREA 726 SQ.FT (67 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		
81-91	B		
69-80	C		78
55-68	D	65	
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	