

Marloes Road London W8

**£1,750** Per Week - Available Now



Beyond your expectations

# Marloes Road London W8

# £1,750 Per Week - Available Now



A newly refurbished interior designed four bedroom apartment in this well maintained portered mansion block in Kensington. Offering four bathrooms, wooden floors, a spacious kitchen and finished to the highest standard throughout. 4 Bedrooms | 4 Bathrooms | Newly Refurbished | Unfurnished | Porter | High Standard.

## Description

A newly refurbished interior designed four bedroom apartment in this well maintained portered mansion block in Kensington. The apartment is entered into a large hallway leading to a spacious reception room with excellent light, separate dining room and a separate fitted kitchen with kitchen island and breakfast bar. The bedroom accommodation comprises master bedroom with excellent storage and en suite bath and shower room, second double bedroom with en suite bathroom and shower room and two further double bedroom. There is a further family bathroom with separate bath and shower and a guest cloakroom also with a bath. The property benefits from large windows, wooden floors and excellent natural light. Offered unfurnished.

#### Situation

Cedar House is situated in the heart of Kensington only moments from the amenities and transport links of Kensington High Street (District and Circle lines).

### Furnishing

Unfurnished



Reception



Exterior

#### **Hamptons Kensington Lettings**

8 Hornton Street, Kensington London W8 4NW Tel: 020 7937 9372 - KensingtonLettings@hamptons-int.com www.hamptons.co.uk

**Energy Performance Certificate** 

loes Road, LONDON, W8 SLA

Current costs

These figures show how much the average household would spend in this p water. This excludes energy use for running appliances like TVs, computers

Totals £ 6,894

£ 618 over 3 years £ 5,847 over 3 year

£ 429 over 3 years

£ 2,760 over 3

E 429 over 3 year

Indicative cost

£800 - £1 200

£80 - £120

£4,000 - £14,000 £ 1,815

£ 3,504

77

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Flat 1 Cedar H

Hot Wate

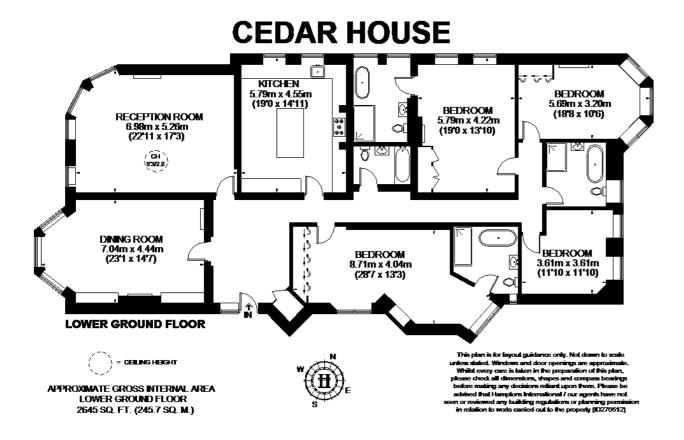
Use this document to

oded measures

2 Floor loss dation

3 Draught proofing

See page 3 for a full list of n



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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SAP

0320-2801-7337-9324-7255 RdSAP, existing dwelling 236 m<sup>2</sup>

£ 3,390

perty for heating, lighting and nd cookers, and any electricit

The graph shows the current energy eff

The higher the rating the lower your fuel bills are likely to be

Typical savings over 3 years

£ 687

£ 216

Green Deal

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Potential future su

Beyond your expectations