



# THE MARLBOROUGH, WALTON STREET SW3

£1,265 per week (£5,481.67 pcm)

## FEATURES

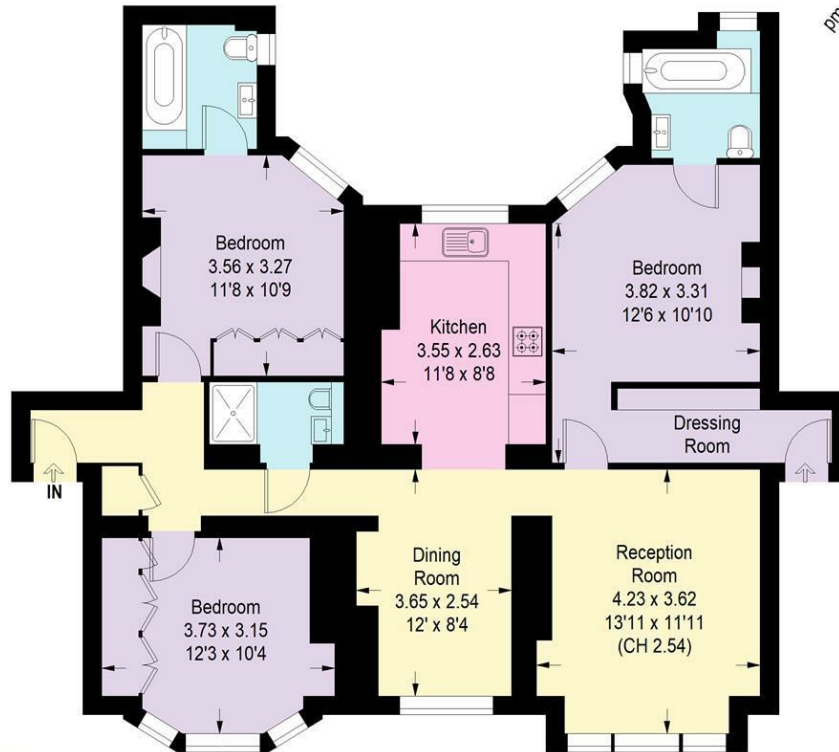
- Immaculate 3 bedroom 1st floor apartment
- Hardwood flooring throughout
- Two reception rooms
- Superb location close to amenities
- 0.5 miles from Sloane Square
- Secure portered development
- Master suite with bathroom and dressing room
- Fully fitted contemporary kitchen
- 0.4 miles from South Kensington underground station



**Maskells**

## The Marlborough, SW3

Approximate Floor Area = 96.71 sq m / 1041 sq ft



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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Council Tax Band G

A fabulous 3 bedroom apartment, contemporary in style and with hardwood flooring throughout the property, situated on the 1st floor of a secure portered development, perfectly located a short stroll (0.4 miles) from South Kensington underground, as well as Sloane Square and King's Road. EPC C.

The apartment, which has been newly redecorated and is presented in immaculate condition, extends to over 1,040 Sq. ft (97 Sq. m) and is flooded with natural light. The accommodation comprises; entrance hall, master bedroom suite with bathroom and dressing room, two further double bedrooms, two further bath/ shower rooms, fully fitted kitchen, dining room and separate reception room.

Material Information Parts B&C guidance as follows: Gas - mains gas in the property. Water and Sewerage - mains water and sewerage. Internet- according to Ofcom, broadband services are available, but not fibre. Mobile coverage - according to FTTP Pro, there is 3/4/5G mobile coverage at this address. No step free access. Parking-enquire with local council (Kensington and Chelsea), additional fees may apply. Administration fees may be applicable to potential tenants, please ask us for more details.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

