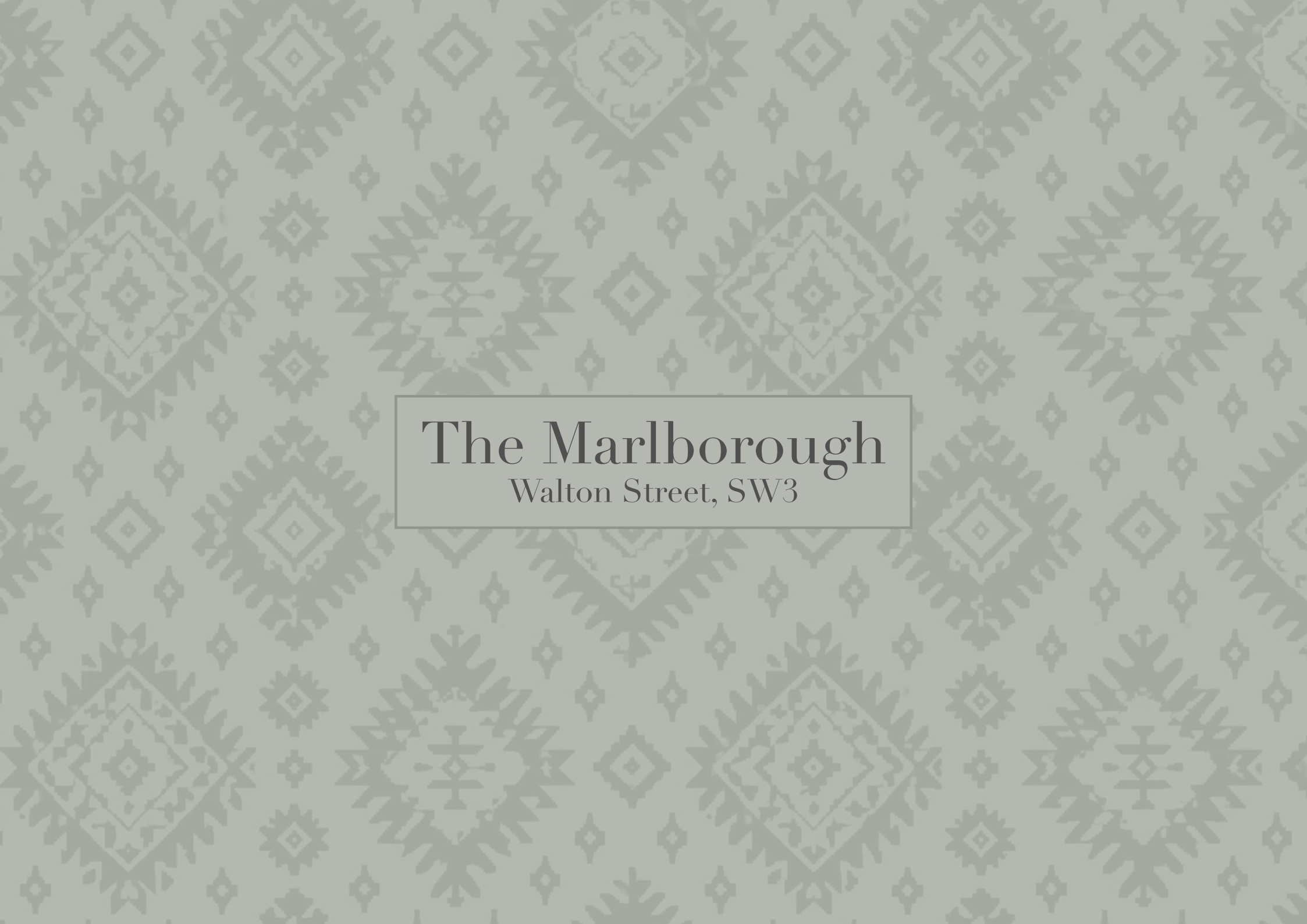




The Marlborough

Walton Street, SW3



A beautifully presented one-bedroom apartment situated on the second floor of The Marlborough, a highly regarded secure portered mansion building on Walton Street.



Accommodation and Amenities

- ❑ Super stylish 1 bedroom 2nd floor flat
- ❑ Secure portered building
- ❑ Refurbished by the current owners
- ❑ Exceptional location close to amenities
- ❑ 0.3 miles to South Kensington tube
- ❑ 0.4 miles to Sloane Square
- ❑ 0.6 miles to Hyde Park



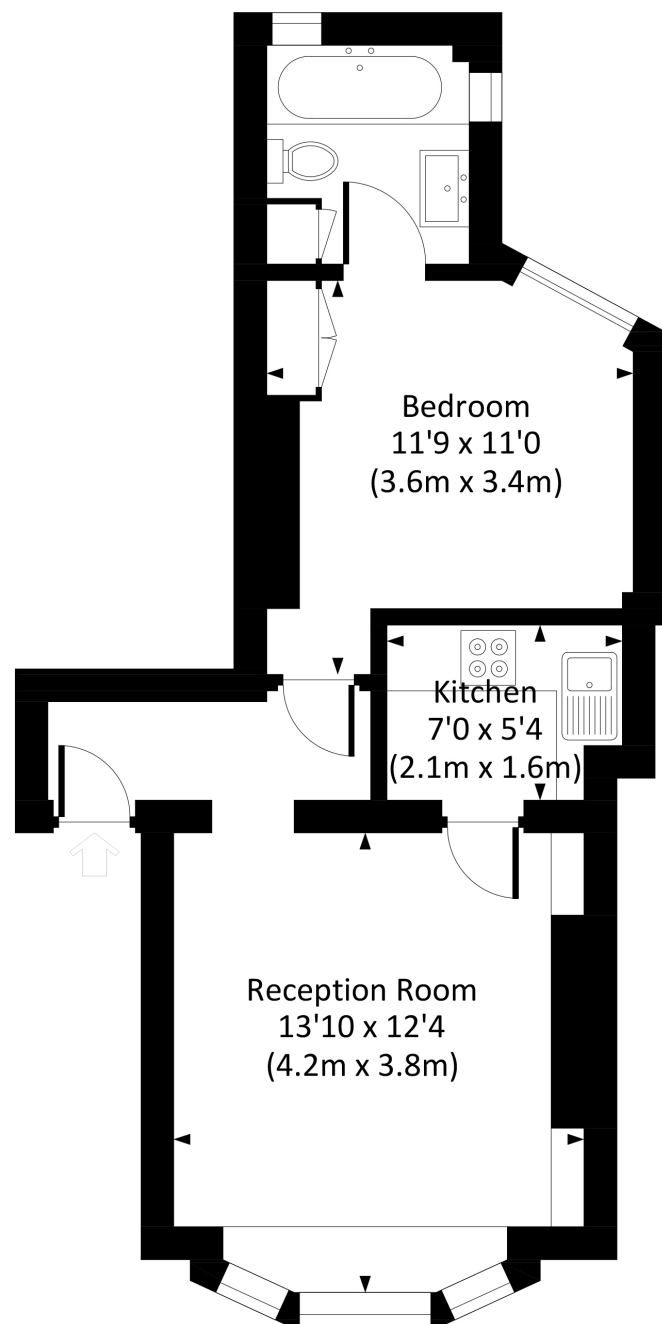


The flat has been stylishly refurbished throughout, combining elegant period proportions with a fresh, contemporary finish. The accommodation comprises a bright reception room with a large bay window, built-in shelving and a charming seating/dining area, a separate modern kitchen with bespoke cabinetry, brass fittings and a striking tiled splashback, a well-proportioned double bedroom with fitted wardrobes, and a smart bathroom with bath and overhead shower.

Extending to approximately 400 sq ft, the apartment has been thoughtfully designed to maximise space and light, with high-quality fixtures, excellent storage and carefully chosen decorative details throughout.

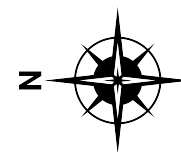
The Marlborough is superbly positioned on Walton Street in the heart of Chelsea, moments from the shops, restaurants and cafés of Walton Street, Brompton Cross and Knightsbridge. Harrods is approximately 0.3 miles away, while South Kensington Underground Station is also approximately 0.3 miles away, providing excellent transport links across London.





APPROXIMATE GROSS INTERNAL AREA

400 Sq Ft / 37.2 Sq M



SECOND FLOOR

ASKING PRICE

£550,000

TENURE

Share of Freehold - 999 years from the 25th December 1991

SERVICE CHARGE

£3,301.16 per annum

GROUND RENT

Peppercorn

LOCAL AUTHORITY

The Royal Borough of Kensington and Chelsea

COUNCIL TAX BAND

F

EPC RATING

C



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We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.