



## Falkland House, W8

£1,575,000 Share of Freehold

A charming sixth floor apartment in a prestigious and handsome red brick portered mansion block (with lift) in the heart of Kensington. This apartment is situated to front of the building with enviable views over the roof tops of Kensington. The property is flooded with natural light which flows throughout the property. Accommodation includes entrance hall with built-in storage, reception room with feature fireplace and space for a large dining table, kitchen, two double bedrooms and two bathrooms. Falkland House is located within a short walk of High Street Kensington which provide an excellent array of shops, restaurants, and transportation links. The property is also with walking distance of the green spaces of Holland Park and Kensington Gardens.

**2 Bedrooms | 1 Reception Room | 2 Bathrooms**

### Kensington Office

13b Stratford Road, London W8 6RF

020 7937 9976

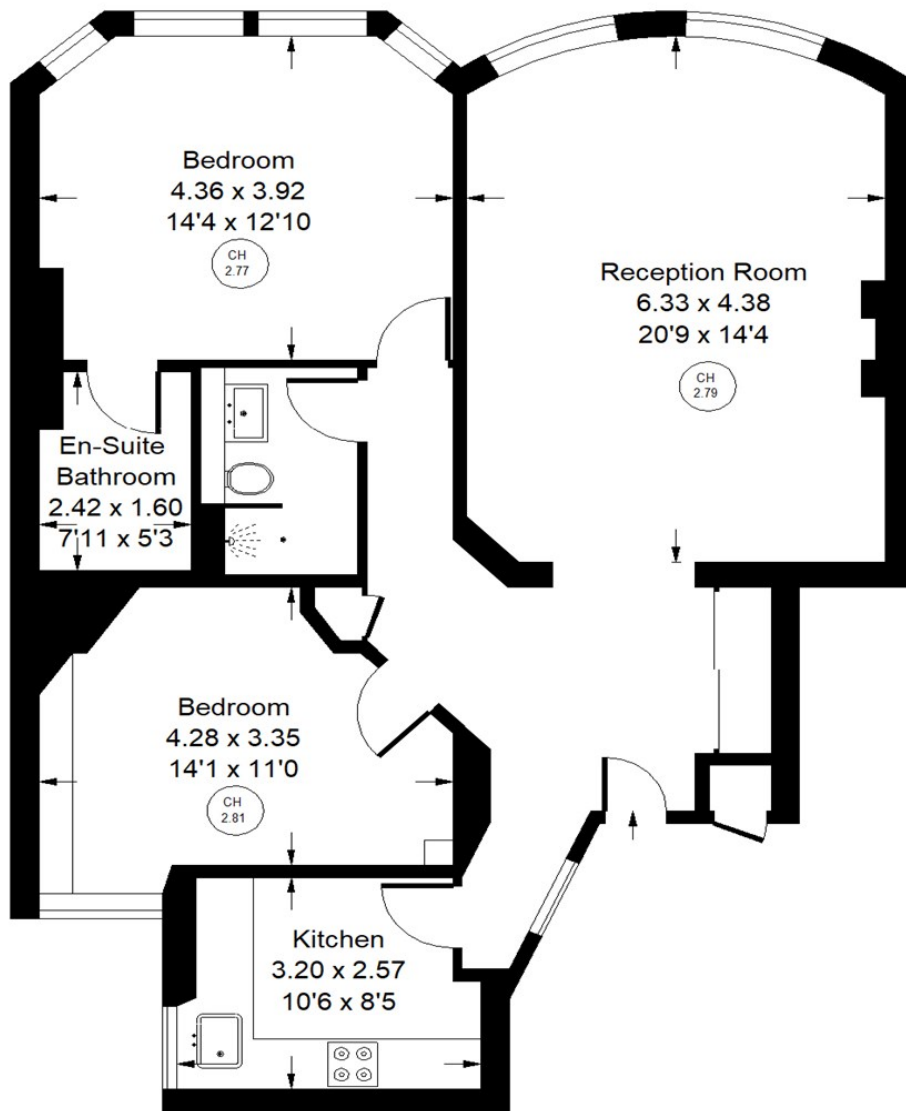
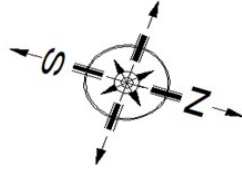
[sales.ken@mountgrangeheritage.co.uk](mailto:sales.ken@mountgrangeheritage.co.uk)

**Other offices** North Kensington - Notting Hill

[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

# Falkland House, W8

Approx. Gross Internal Area  
90.5 sq m / 974 sq ft



## Sixth Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.

# Energy performance certificate (EPC)

Flat Falkland House Marloes Road LONDON W8 5LF	Energy rating <b>E</b>	Valid until: 19 June 2032  Certificate number: 1102-3526-1710-2776-0296
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Property type Top-floor flat

Total floor area 90 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		

## IMPORTANT NOTICE

Mountgrange Heritage and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.