



Marlborough Court, Pembroke Road, W8

£1,600,000 Share of Freehold

A second floor lateral apartment of lovely proportions in need of refurbishment, located within this purpose-built portered building. The apartment provides circa 1,346 square feet of accommodation and enjoys a south-facing aspect with abundance of natural light and pleasant views of the communal gardens. The entrance hall gives access to the generous accommodation which includes reception room, dining room, kitchen, principal bedroom with excellent fitted storage, two further double bedrooms, study/fourth bedroom, two bathrooms, balcony, and access to a communal gym (at an additional cost). Marlborough Court is perfectly placed for the wide range of amenities on Earls Court Road and Kensington High Street as well as being a short walk to the beautiful spaces of Holland Park.

4 Bedrooms | 2 Reception Rooms | 2 Bathrooms

Kensington Office

13b Stratford Road, London W8 6RF

020 7937 9976

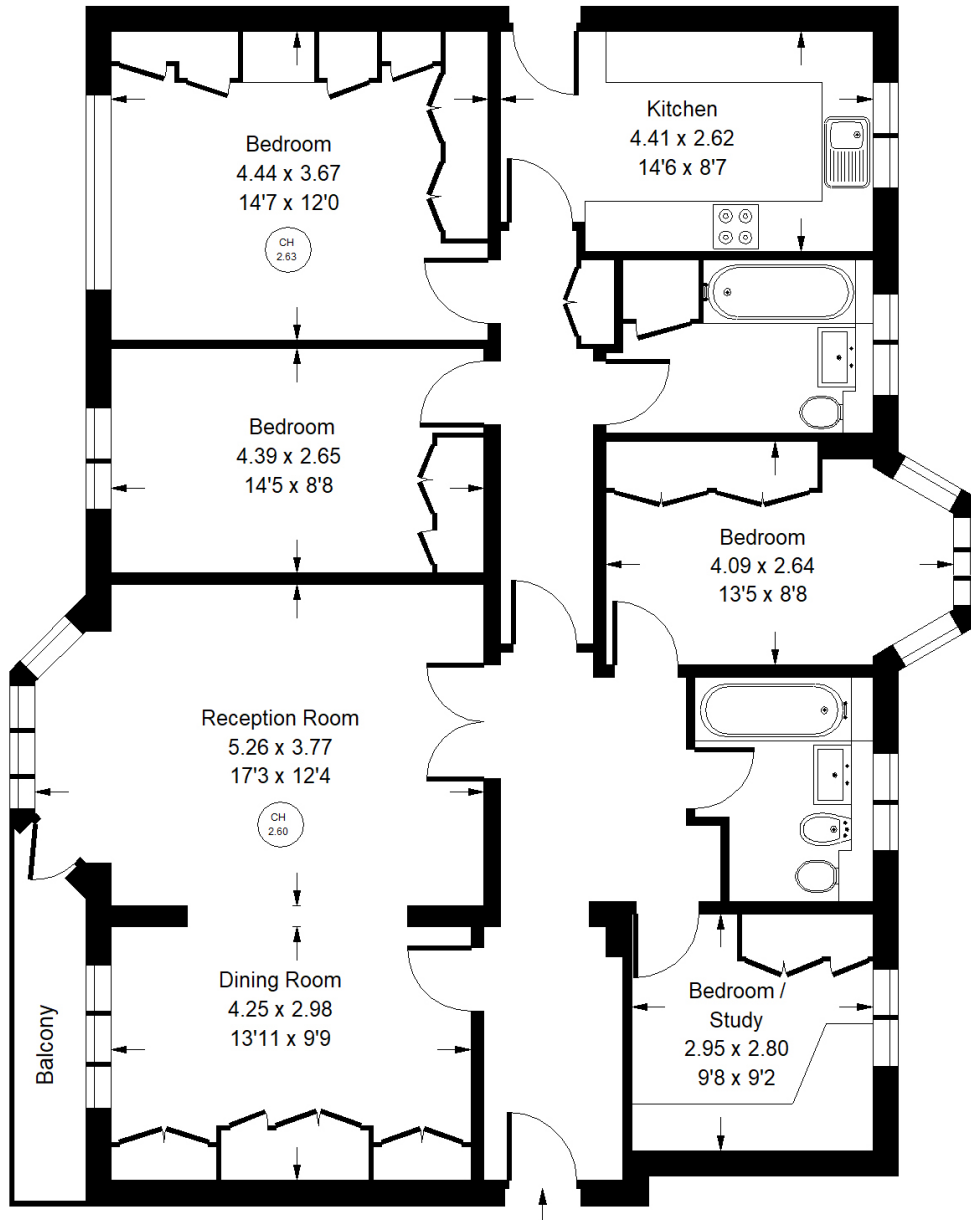
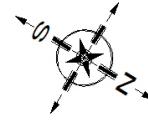
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Approx. Gross Internal Area
125.1 sq m / 1346 sq ft



Second 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 Marlborough Court Pembroke Road LONDON W8 6DE	Energy rating D	Valid until: 12 June 2034
		Certificate number: 6800-4979-0922-3393-3643

Property type	Mid-floor flat
Total floor area	122 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 rating and score

This property's energy rating is D. It has the potential to be B.

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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

For properties in England and Wales:

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

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.