



Melbury Road, Kensington W14



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A third-floor three bedroom apartment set within a popular purpose-built block in Holland Park, W14.

This apartment extends to nearly 1,100 sq ft and enjoys an enviable position close to Holland Park. There are three double bedrooms, two bathrooms, a modern fitted kitchen and a reception room leading to a private balcony.

Kingfisher House is located on Melbury Road, a wide tree-lined road in Holland Park. The many amenities of High Street Kensington are nearby, as is Holland Park.



Guide price: £1,950,000

Tenure: Leasehold: approximately 979 years remaining

Service charge: £6,000 per annum, reviewed every year, next review due 2025

Ground rent: £150 per annum, reviewed every ten years, next review due 2034

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: G





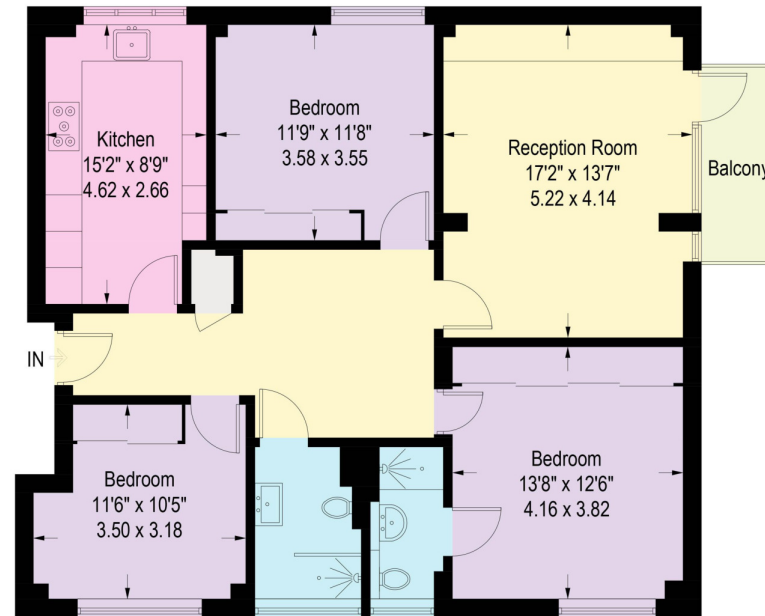


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Approximate Gross Internal Area = 1063 sq ft / 98.8 sq m



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Third Floor

Knight Frank

Kensington

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024, Photographs and videos dated January 2024.

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