



Melbury Road, London **W14**

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# Melbury Road, London W14

Located on one of Holland Parks finest roads, this garden flat is well proportioned, has good ceiling heights and is offered for sale with a share of the freehold. Accommodation extends to 1,154 sq foot and comprises two double bedrooms, two bathrooms, two reception areas and a modern fitted kitchen. The private patio garden is access via french doors from the dining area. Melbury Road is ideally located close to the amenities on Kensington High Street, and the green spaces of Holland Park. There are excellent transport links nearby, including Kensington High Street (Circle and District lines) and Kensington Olympia (District line) are both nearby. Motorists will benefit from rapid routes to the West and Heathrow Airport via M4.



**Guide price:** £1,600,000

**Tenure:** Share of freehold plus leasehold, approximately 125 years remaining

**Service charge:** £75 per annum, reviewed every year, next review due 2025

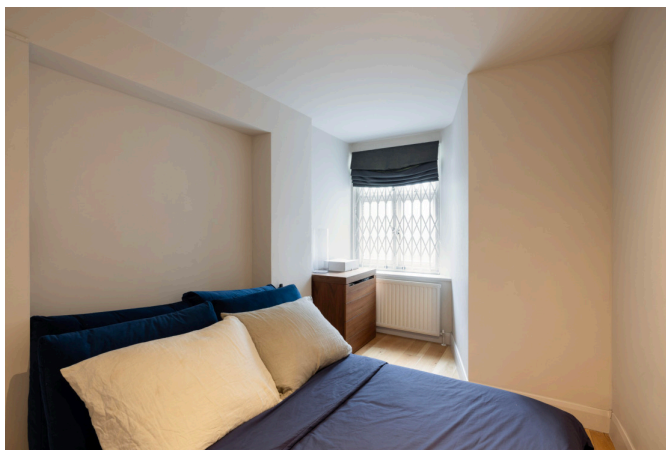
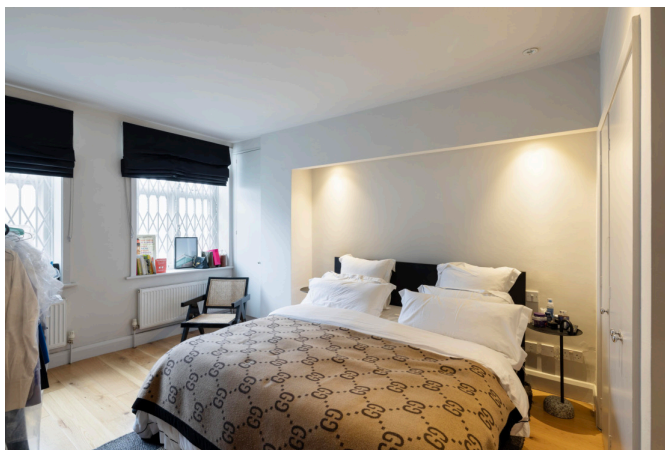
**Ground rent:** Peppercorn

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** G

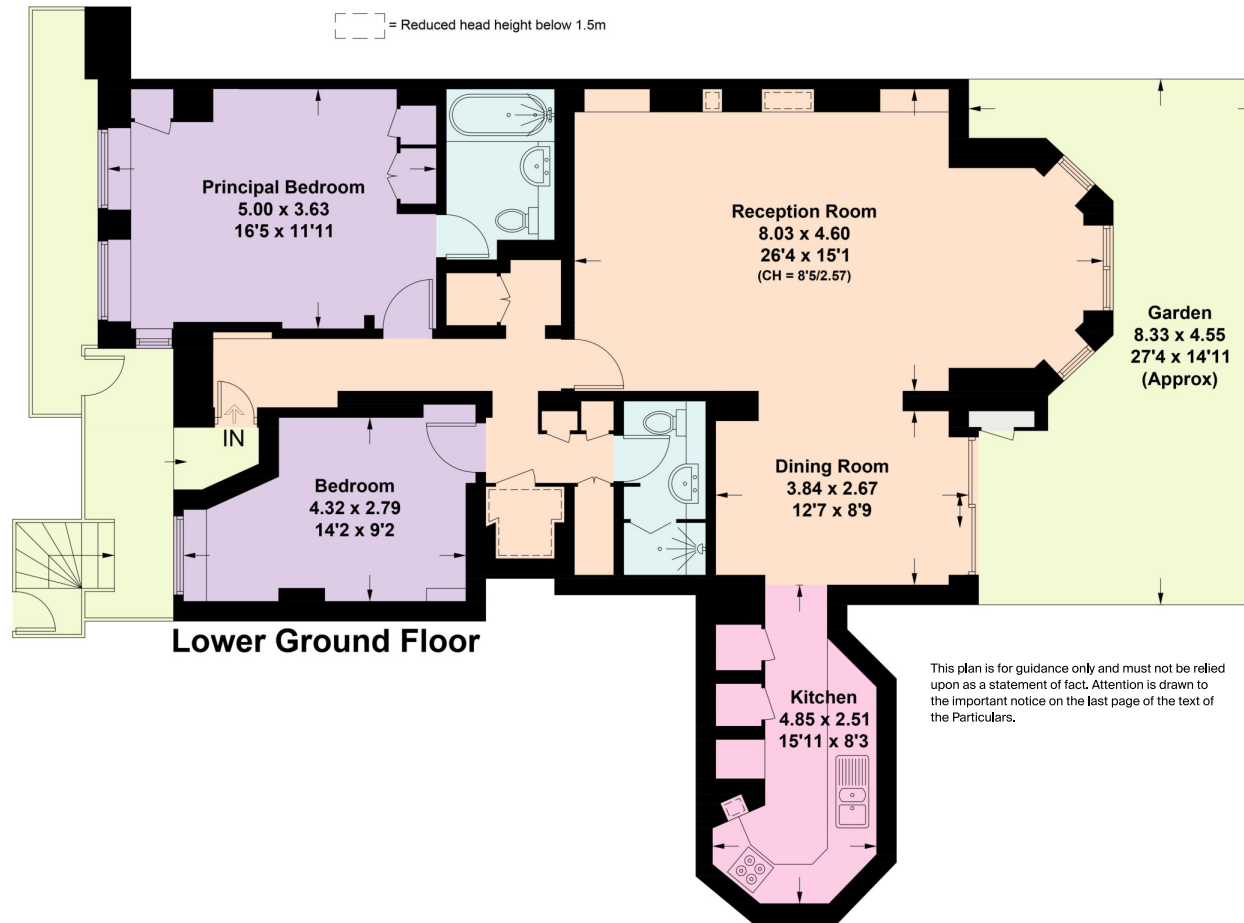






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Approximate Floor Area = 107.2 sq m / 1154 sq ft  
Including Limited Use Area (2.9 sq m / 31 sq ft)



**Knight Frank**

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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 July 2024. Photographs and videos dated July 2024.

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