



Marlborough, Walton Street, Chelsea, SW3

Asking Price: £625,000

 Benham
& Reeves

Marlborough, Walton Street, Chelsea, SW3

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Situated within a secure gated development complete with a porter and communal garden, this one bedroom apartment located on the second floor, boasts approximately 408 square feet of living space.

The property features a reception room, a well-appointed kitchen with a separate bathroom, alongside a spacious double bedroom. Properties of this nature serve as excellent investment opportunities, catering to both short-term and long-term rental strategies, as well as serving as an ideal pied-à-terre.

Residents of the Marlborough complex enjoy the convenience of a porter service, with the building ideally situated in close proximity to the upscale boutiques, shops, and dining establishments of Sloane Square, South Kensington and Kings Road. The area benefits from excellent local transport links, including the nearby Sloane Square underground station (served by the District and Circle lines) and South Kensington underground station (served by the District/Circle/Piccadilly lines). Notable attractions within easy reach include the Natural History Museum, Science Museum, Harrods, Harvey Nichols, and the V&A.

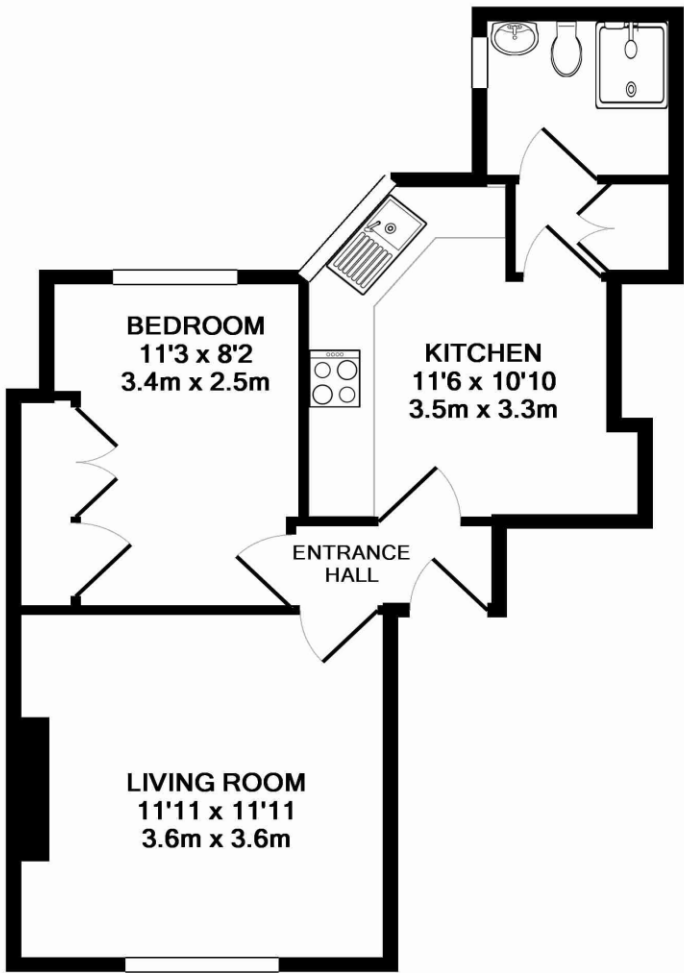





Property Features:

- One Bedroom
- One Bathroom
- 408 Square Feet (Approximately)
- Private Gated Development with Porter
- Well-Maintained Communal Garden
- Moments From Knightsbridge & Kings Road Chelsea
- Moments From the Boutique Shops on Walton Street
- South Kensington Station & Sloane Square Station (0.5 miles)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

TOTAL APPROX. FLOOR AREA 408 SQ.FT. (37.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£625,000
Tenure:	Leasehold Expires 25/12/2990 Approximately 966 Years Remaining
Ground Rent:	£100.00 (per annum) Next Review: 2045 Increase: 0.25%
Service Charge:	£95.00 (per annum) for the year 2024
Anticipated Rent:	£1,712.00 pcm Approx. 3.3% Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN220015

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