



Melbury Road, Kensington, W14

Asking Price: £3,000,000

 Benham
& Reeves

Melbury Road, Kensington, W14

 5 Bedroom (s)  2 Bathroom (s)  Freehold

This superb family home, offering approximately 2,253 square feet of living space, features a stylish, open-plan kitchen with contemporary finishes and expansive sliding doors that open directly onto a large, private garden, perfect for entertaining. The upper floors of the home feature three generously sized bedrooms, each offering a good balance of comfort and practicality. There is also a fourth room, which can be used as a guest bedroom, nursery, or home office depending on your needs. On the top floor, there is a second reception room with direct access to a private roof terrace, providing valuable additional living space and a great spot for relaxing or entertaining outdoors.

The property offers parking for three vehicles, including a driveway and a secure garage.

Melbury is ideally situated on a quiet road, offering easy access to the amenities on Kensington High Street and the green spaces of Holland Park. Transport links include Holland Park with its Central Line access to the City, Kensington High Street's District Line and the A4(M) to Heathrow.

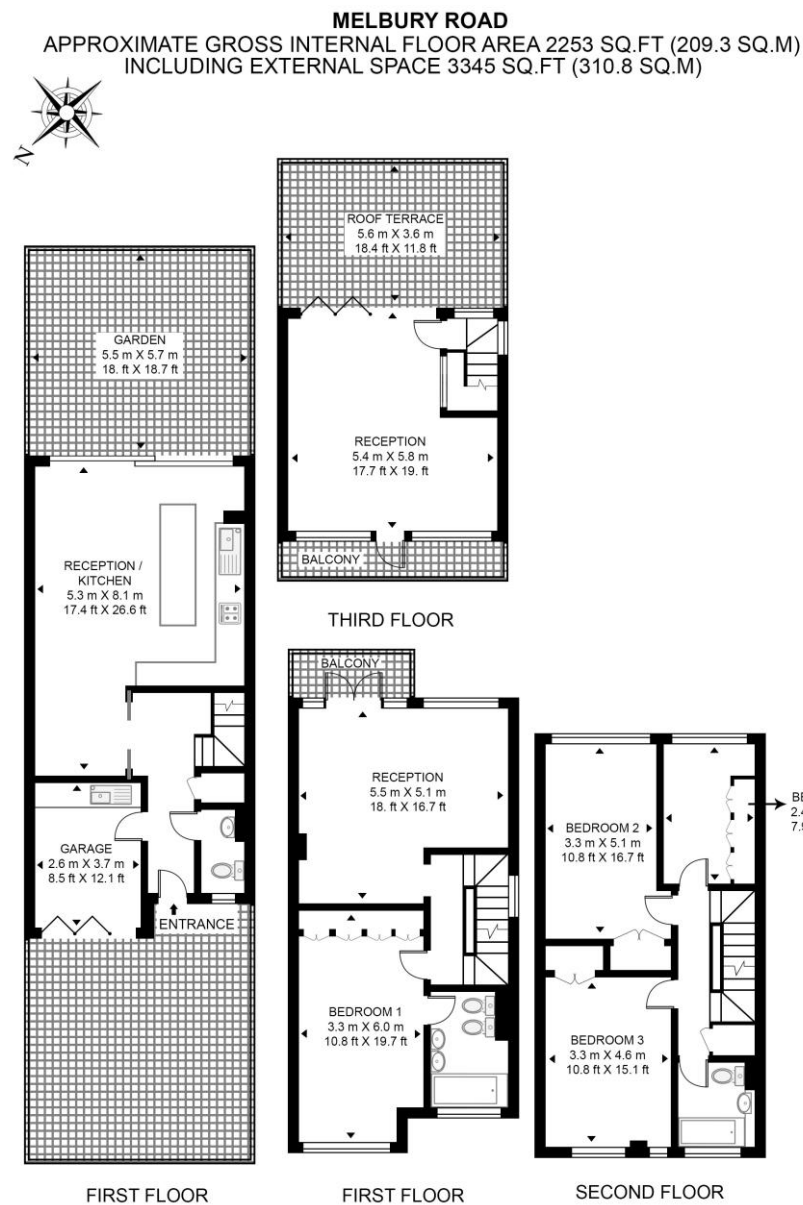


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Property Features:

- Terraced House
- Freehold
- Four Bedrooms
- Three Bathrooms
- 2,253 Square Feet (Approximately)
- Spacious Private Garden, Two Balconies & Roof Terrace
- Garage & Driveway
- Kensington Olympia Station (0.2 miles)
- High Street Kensington Station (0.6 miles)
- West Kensington Station (0.6 miles)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

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

Asking Price: £3,000,000

Tenure: Freehold

Anticipated Rent: £15,000.00 pcm
Approx. 6.0% Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: NIN250145

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