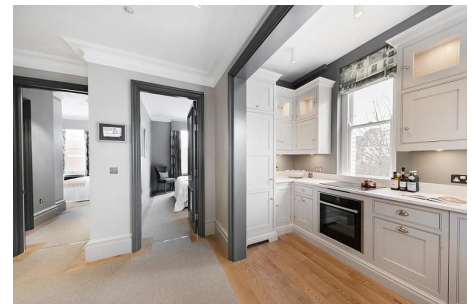




**MOUNTGRANGE**  
HERITAGE



## **Marloes Road, W8**

**£1,550,000 Share of Freehold**

This beautiful two bedroom apartment located in this classic red brick mansion block in Kensington with lift and porter. Positioned on the third floor, this apartment has been renovated to exacting standards and combines wonderful living and entertaining spaces. The reception room enjoys a spacious seating and dining area, leading onto a semi open plan kitchen. The master bedroom enjoys plentiful storage as well as luxurious en suite shower room, further family bathroom and second good sized double bedroom with fitted wardrobes. Marloes Road is ideally situated to both Gloucester Road and Kensington High Street, providing an excellent variety of shops, bars and restaurants.

**2 Bedrooms | 1 Reception Room | 2 Bathrooms**

### **Kensington Office**

13b Stratford Road, London W8 6RF

020 7937 9976

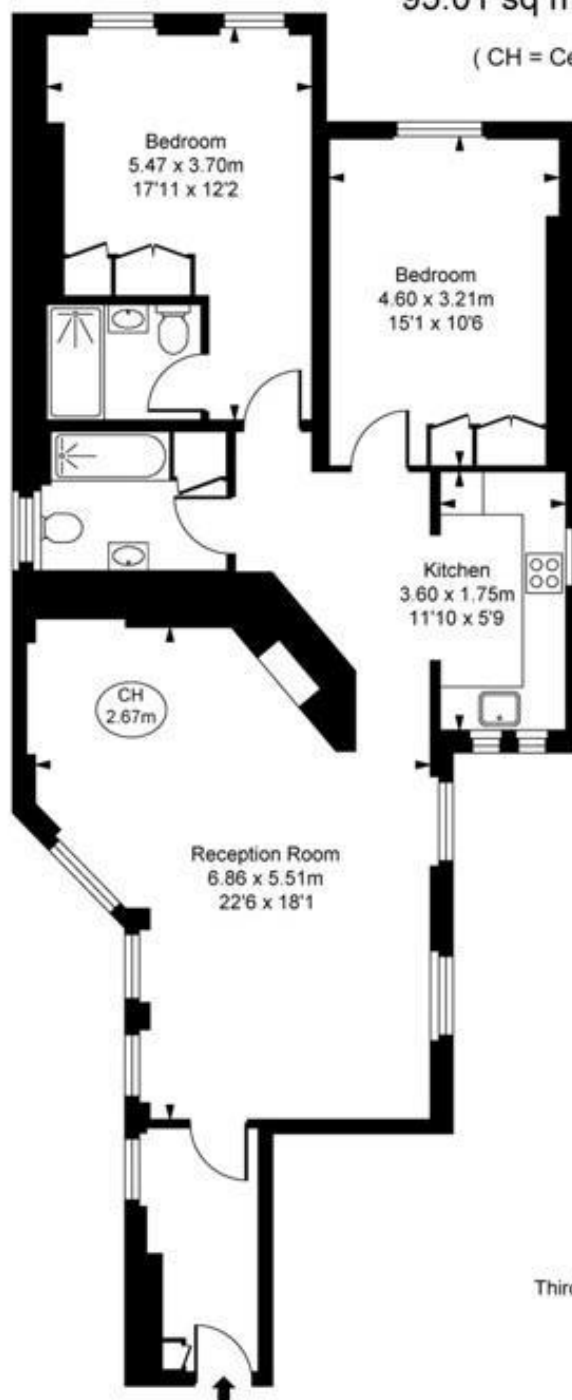
[sales.ken@mountgrangeheritage.co.uk](mailto:sales.ken@mountgrangeheritage.co.uk)

**Other offices** North Kensington - Notting Hill

[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

Sutherland House,  
Marloes Road, W8  
Approximate Gross Internal Area  
95.01 sq m / 1,023 sq ft

( CH = Ceiling Heights )



Third Floor

This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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# Energy performance certificate (EPC)

Flat Sutherland House  
Marloes Road  
LONDON  
W8 5LG

Energy rating

**D**

Valid until: 17 October 2029

Certificate number: 8831-6220-5479-0223-3996

Property type

Mid-floor flat

Total floor area

95 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

## 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.