



**MOUNTGRANGE**  
HERITAGE



## **Marlborough Court, W8**

**£750,000 Leasehold**

A very well-positioned fifth (top) floor apartment located in a highly regarded portered block in Kensington. The property boasts a corner position to the rear of the building so the principal rooms benefit from an open view and a south-facing aspect. Accommodation includes: spacious entrance hall, large reception room; separate kitchen; two bedrooms, bathroom, communal gardens, lift and a porter. The flat requires complete modernisation and could potentially be reconfigured to optimise the space, subject to the usual building consents. Marlborough Court is conveniently located within walking distance of the shopping facilities on Kensington High Street and Earl's Court Road. Holland Park is also a short walk away. There are excellent transport links from Earl's Court station (Piccadilly & District lines) and High Street Kensington (Circle & District lines).

**2 Bedrooms | 1 Reception Room | 1 Bathroom**

### **Kensington Office**

13b Stratford Road, London W8 6RF

020 7937 9976

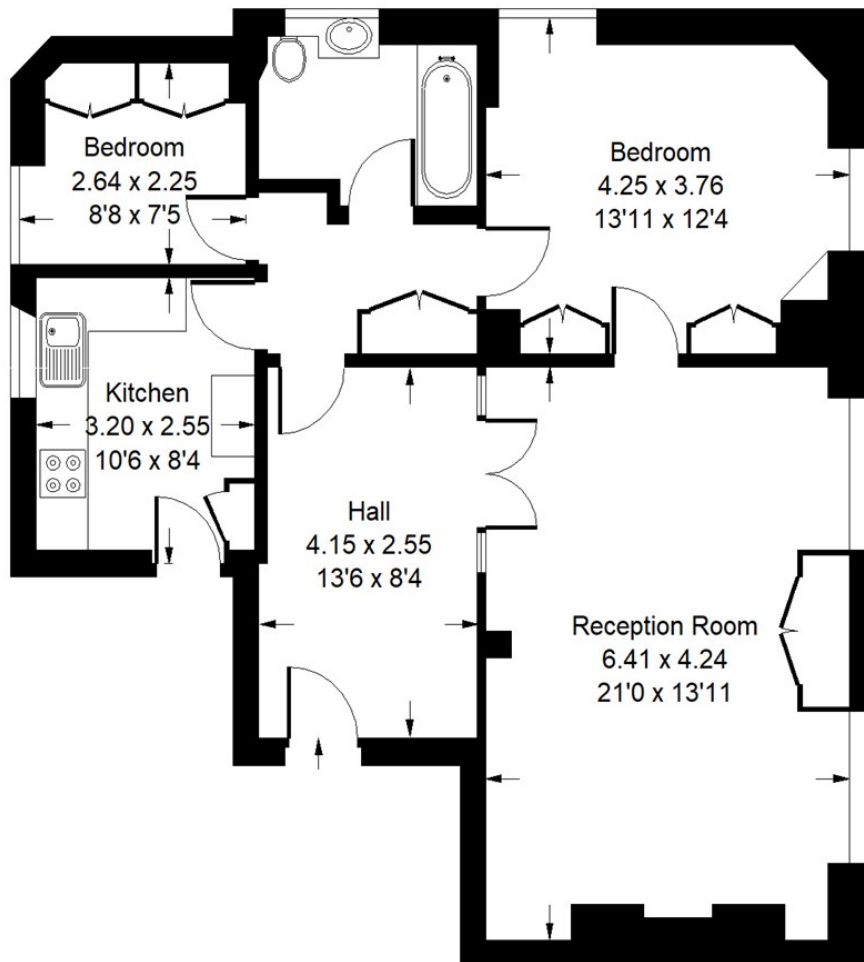
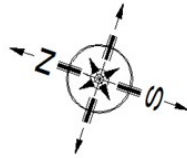
[sales.ken@mountgrangeheritage.co.uk](mailto:sales.ken@mountgrangeheritage.co.uk)

**Other offices** North Kensington - Notting Hill

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

# Marlborough Court, W8

Approx. Gross Internal Area  
77.1 sq m / 830 sq ft



## Fifth Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.



## Energy performance certificate (EPC)

Marlborough Court  
Pembroke Road  
LONDON  
W8 6DE

Energy rating

E

Valid until: 27 February 2033

Certificate number: 3437-4422-5200-0308-4226

Property type

Top-floor flat

Total floor area

78 square metres

### Rules on letting this property

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

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 E. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		

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

### 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.