

# Marloes Road

Kensington, W8



**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## Located in one of Kensington's most popular portered mansion buildings lies this light & spacious four-bedroom apartment.

The well-proportioned home offers good family living with excellent entertaining space and a high-level finish throughout.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**SHARE OF FREEHOLD**



**2,056 SQ FT**



**ASKING PRICE  
£2,850,000**



### The property

The well-proportioned home offers good family living with excellent entertaining space and a high-level finish throughout, with original decorative corning and solid walnut flooring. This large lateral apartment spans over 2,056 sq ft across the lower ground floor of this handsome red-brick mansion block in the heart of Kensington, W8. The four bedrooms to the rear are generously sized, three with under floor heating and built-in wardrobes by Poliform. All three bathrooms benefit from under floor heating, Vola taps and fittings and a steam bath/shower in the main bathroom. There are two large west-facing reception rooms that are filled with natural light and a fabulous eat in kitchen. The apartment further benefits from ample storage space, a separate utility area and guest WC.

### Location

Zetland House is located South of Kensington High Street. It is within close proximity of several excellent shops and restaurants as well as both Holland Park and Kensington Gardens. Hyde Park is also in striking

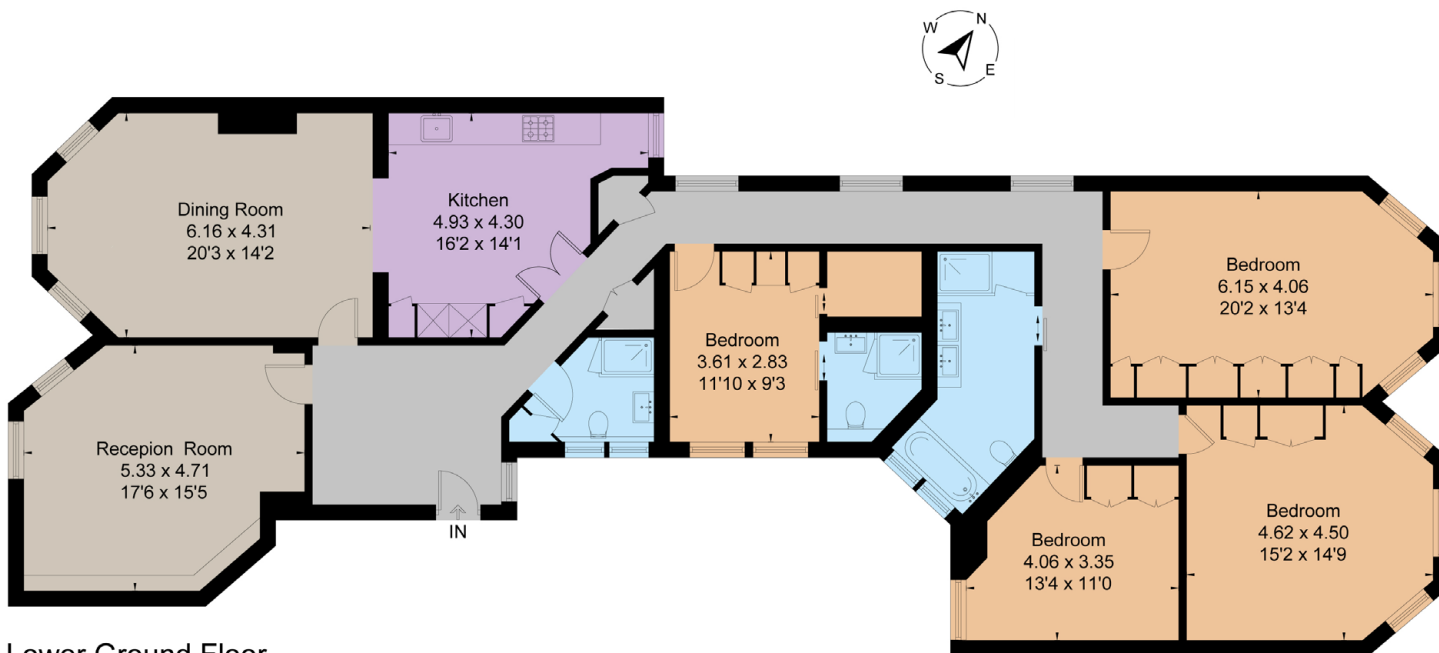
distance, as are the convenient public transport links from both High Street Kensington and a little further away, Gloucester Road.











Lower Ground Floor

## Floorplans

**Gross internal area 2,056 sq ft (191 sq m)**

For identification purposes only.

## General

**Tenure:** Share of Freehold with an underlying lease of 958 Years

**Local Authority:** The Royal Borough of Kensington & Chelsea

**Service Charge:** £10,400 per annum including communal hot water, central heating & contribution to a reserve fund

**Ground Rent:** Peppercorn

**Council Tax:** Band H

**EPC Rating:** D

**Parking:** Resident permit parking available

**Broadband:** High speed internet available

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2025. Particulars prepared April 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

## Kensington

103 Kensington Church Street, London W8 7LN

**020 7938 3666**

kensington@struttandparker.com  
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,  
including Prime Central London

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP