

# TATES

020 7602 6020



## Kingfisher House, Melbury Road, W14 8LN

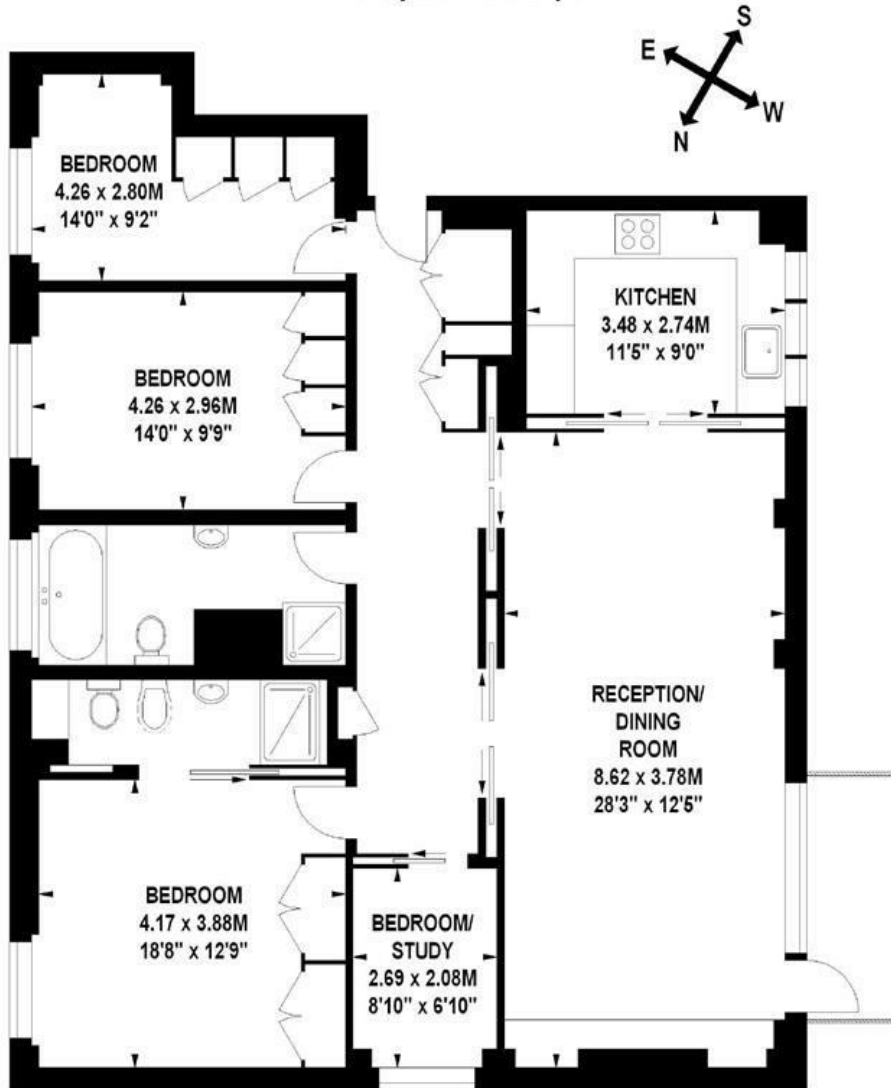
**£1,995,000**

- Three bedrooms
- Double reception
- Wood floors throughout
- Off Street Parking space
- Moments from Holland Park
- Two bathrooms
- Study room
- Balcony
- Heart of Kensington
- Energy Efficiency Rating Current Band: C

# Kingfisher Court, W8

Approximate gross internal area

123 sq m / 1324 sq ft



## Fourth Floor

Illustration for identification purposes only, not to scale  
 All measurements are maximum, and includes wardrobes and window bays where applicable  
 Prepared by Mays Floorplans © . Tel 020 7381 4975

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	85
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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