

TATES

020 7602 6020



Kingfisher House, Melbury Road, W14 8LN

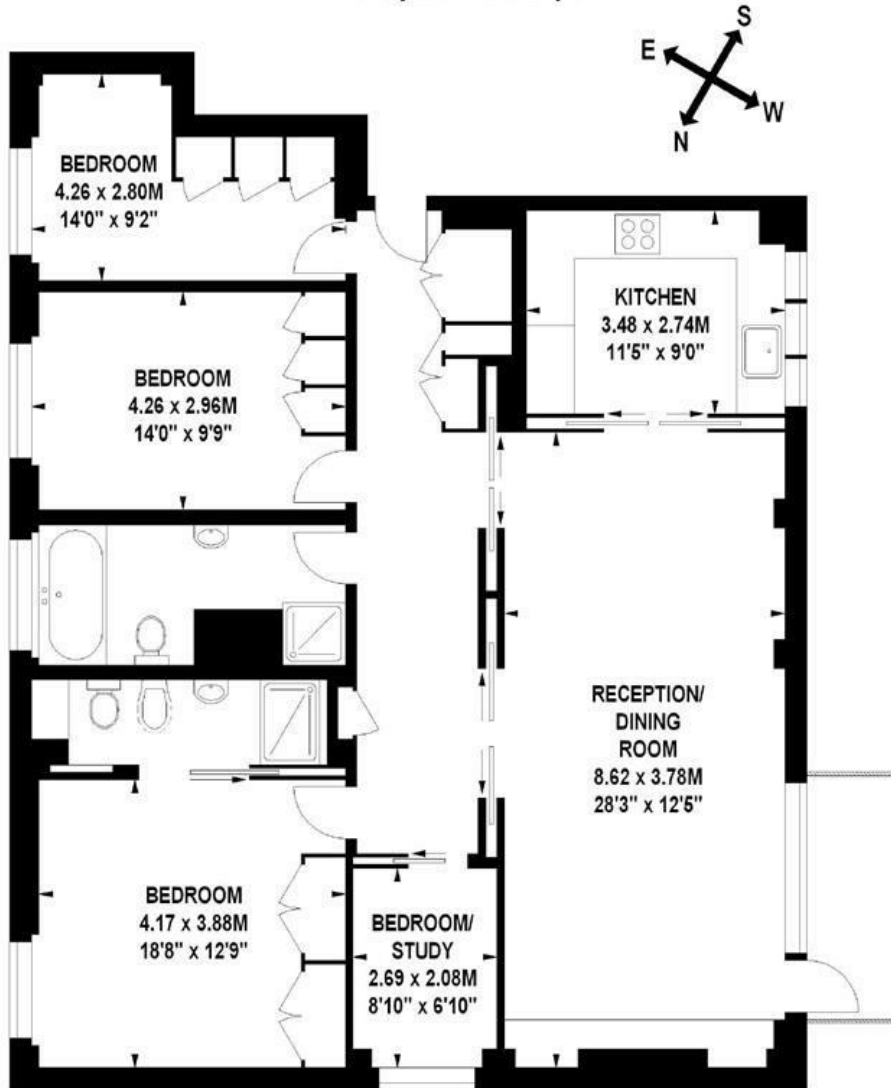
£1,750,000

- Three bedrooms
- Double reception
- Wood floors throughout
- Secure underground 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

Whilst these particulars are produced in good faith and are believed to be correct, no guarantee is given, nor any responsibility accepted, by Tates nor by any of its representatives, for their accuracy. The particulars do not constitute part of any offer or contract, and it is recommended that such things as measurements, condition, structure, services, appliances, fixtures and fittings and facilities are all independently assessed by the prospective purchaser or renter of the subject property prior to committing to any contract.

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

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