



Flat 44, Marlborough Court, Pembroke Road, London, W8 6DF

Better Move are proud to offer this impeccably presented three bedroom apartment which is located in the suburbs of West Kensington in the city of London and is situated close to a large array of local amenities such as the infamous London tube system and local shops. This property is finished to a high standard throughout and benefits from full gas central heating whilst briefly comprising of a lounge/diner, kitchen, three bedrooms and two bathrooms.

The open plan lounge/dining room is beautifully presented with light wood flooring and neutral décor with two large front facing windows providing natural light. Through to the kitchen you will find a light and airy room with tiled flooring and part tiled walls with neutral décor. This room provides ample cupboard space along with space for white goods. The kitchen benefits from integrated appliances such as an oven, gas hob and extractor fan.

Bedroom 1 is tastefully decorated with neutral décor and carpeted flooring. The bay window provides ample amount of natural light to create a large and airy room. This room benefits from built in wardrobes along two of the walls with space for all bedroom furniture. Bedroom 2 is decorated to the same high standard as bedroom 1 with neutral décor and carpeted flooring. This room benefits from a built in wardrobe and a large window providing natural light to enter the room. Bedroom 3 is light and airy with carpeted flooring and neutral décor. This room benefits from built in wardrobes and is perfectly sized as a child's bedroom or a home office. Bathroom 1 is very well presented with hard wearing flooring and tiled walls with an abstract feature wall. This room comprises of a WC, dual wash basin with vanity unit and bath with an overhead shower. Bathroom 2 is decorated to a high standard with tiled flooring and part tiled walls with neutral décor. This room benefits from a WC, wash basin and bath with an overhead shower.

The exterior of the property is well presented with a shared



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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