

MALVERN COURT, SW7

Approximate Area = 1446 sq ft / 134.2 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 3 sq ft / 0.3 sq m

Total = 1449 sq ft / 134.6 sq m

Including Limited Use Area (21 sq ft / 2.0 sq m)



Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

Malven Court, Onslow Square, London, SW7 3HY
TO RENT £2,250,000



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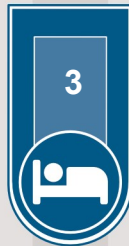
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THE LOCATION

Malvern Court is ideally situated in the heart of South Kensington, one of London's most prestigious and vibrant neighbourhoods. Moments from Onslow Square and just a short walk from South Kensington Underground Station, the area offers easy access to the Circle, District, and Piccadilly lines, making travel across London effortless.



THE PROPERTY

This immaculately presented apartment is set on the second floor of a distinguished mansion block in the heart of South Kensington. The accommodation includes three generous bedrooms, a spacious double reception room, and a separate kitchen with a breakfast area.

The building is well-maintained and benefits from a lift and porter, providing both convenience and security for residents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.