



WEDGEWOOD ESTATES

Residential Sales & Lettings

Farley Court, Melbury Road

KENSINGTON, LONDON W14

A bright and contemporary three bedroom apartment, situated on the 3rd Floor of this portered purpose built block. This lateral flat benefits from spacious family/entertaining space, good storage and a secure lock up garage.

Farley Court is conveniently located for the shopping, entertainment and transport facilities of Kensington High Street and a short walk from the open spaces of Holland Park.



**ENTRANCE HALL : DOUBLE RECEPTION ROOM : EAT-IN KITCHEN : 3 BEDROOMS
EN SUITE BATHROOM : SHOWER ROOM : LIFT : GARAGE
FIRST COME FIRST SERVED PARKING SPACE : PORTER : EPC RATING - C**

UNFURNISHED

WEEKLY RENTAL OF £845

Tel: 020 7603 7121

296 Kensington High Street, London W14 8NZ Fax: 020 7603 8065
sales@wedgewoodestates.co.uk rentals@wedgewoodestates.co.uk

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Kensington, London W14

TENANT CHARGES

In addition to paying the agreed rent, the following are also to be paid by the tenant:

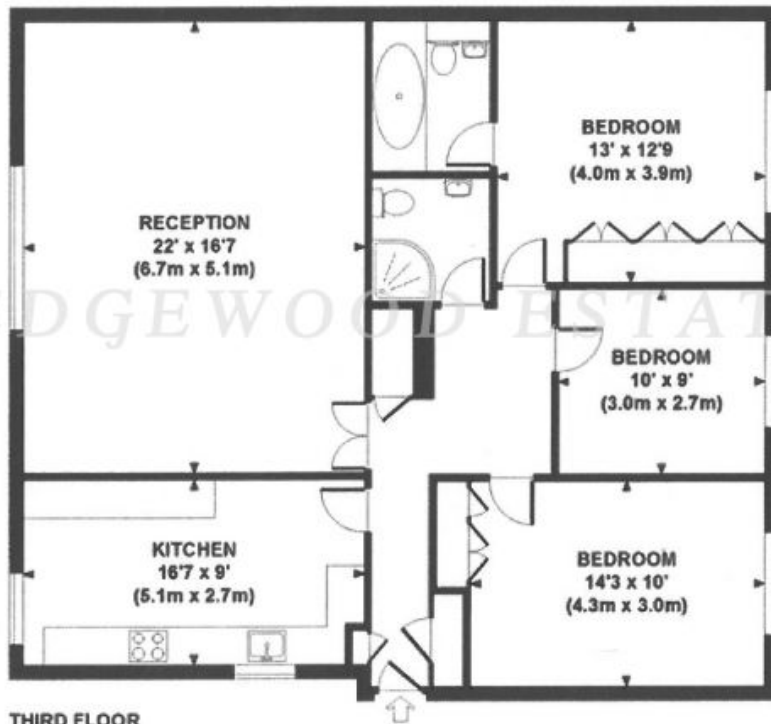
1: Tenancy Agreement Fee is £240 including VAT this is for all administrative work related to drafting and executing the Tenancy Agreement including tenant referencing fee for up to 2 persons.

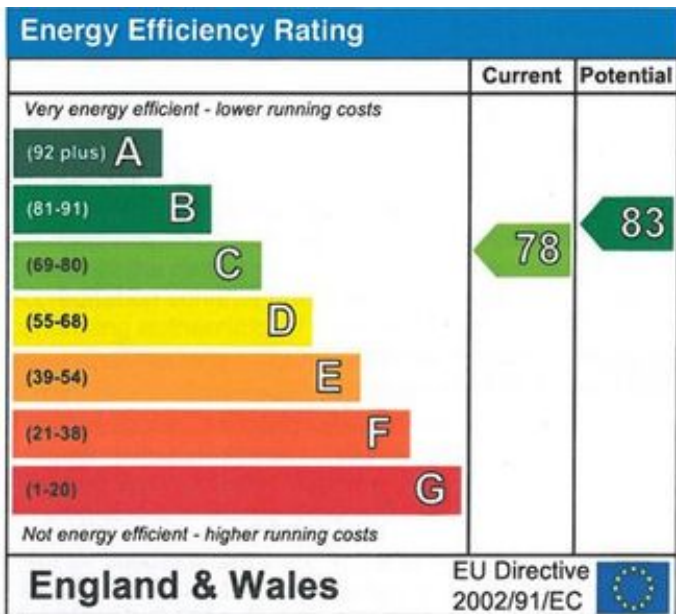
2: Referencing Fee for each additional tenant or Guarantor is £30 including VAT per person.

3. Inventory Check Out: Inventory Companies charge dependent on size and content of a property. The cost of the Check Out will be passed directly to the Tenant from the Inventory company used; Wedgewood Estates does not make any additional charges for arranging this. A quote from an inventory company can be arranged upon request. Cost approximately £150 - £450. Landlords are not responsible for Inventory Check out fees, this is the tenants responsibility.

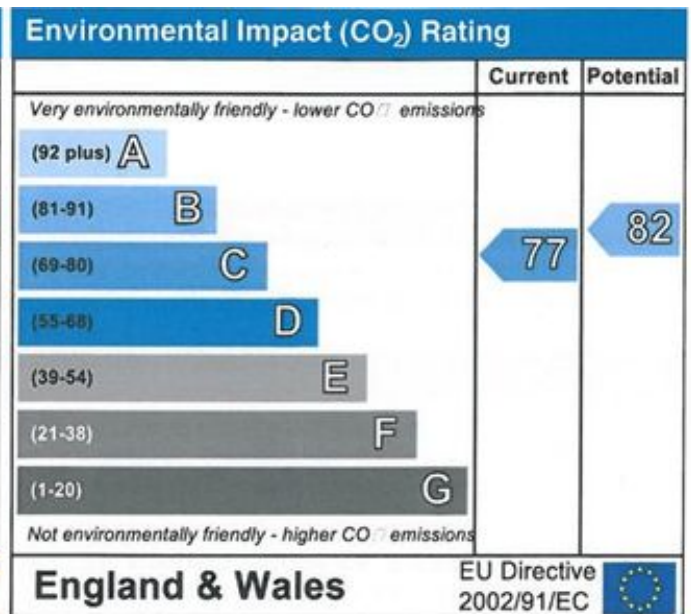


Approx. gross internal area
1149 Sq Ft. / 107 Sq M.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.