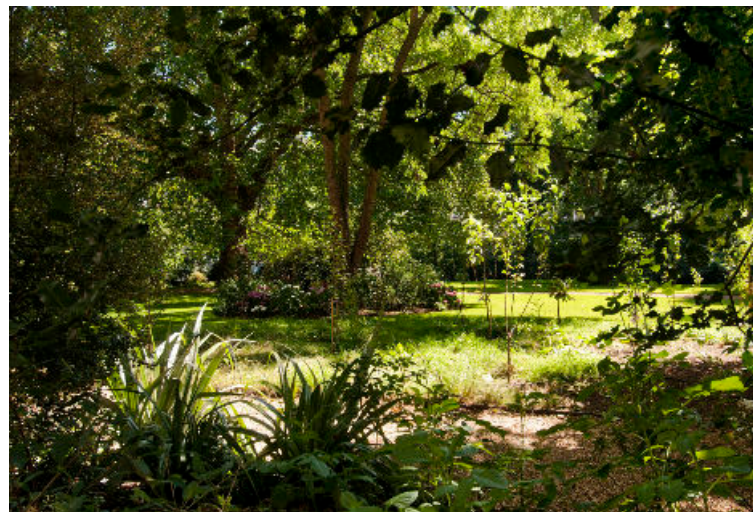
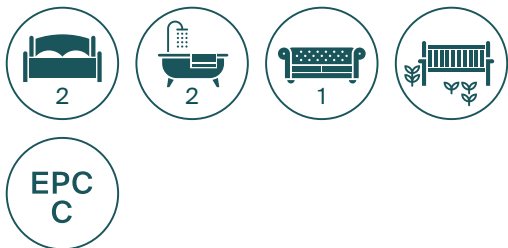


**Courtfield Gardens,
South Kensington,
SW5**

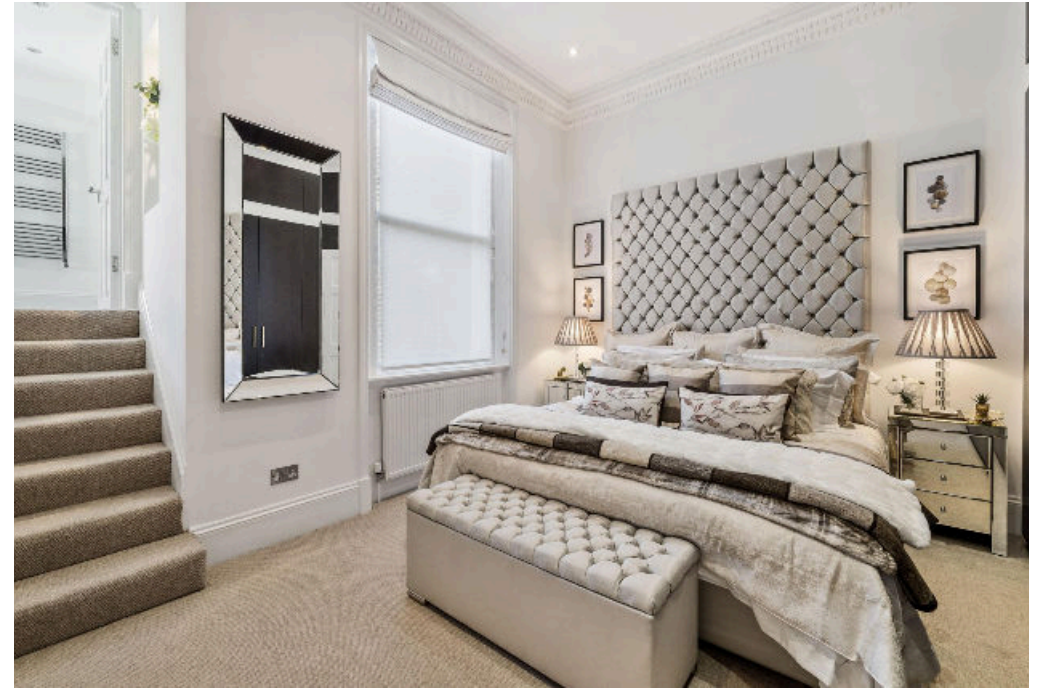


A stunning two bedroom apartment on a prime garden square in South Kensington.

A two bedroom two bathroom apartment on the second floor with green views over the communal gardens. The interior designed property offers beautiful ornamental mouldings and period features and is presented in excellent order with walnut wooden floor and modern fittings throughout. There is a large open plan kitchen and reception room to the front with high ceilings of approximately 3.3m. The principle suite is to the rear with an abundance of storage. There is an additional double bedroom, shower room and utility room. Any incoming buyer would further benefit from access to the award-winning garden square via a secure key fob.




Courtfield Gardens is a sought-after residential area close to a wide range of excellent local shops, bars and restaurants as well as being near to Knightsbridge, Chelsea and Sloane Square. For links into the City and the West End, the nearest underground stations are Gloucester Road (Piccadilly, District and Circle lines) and Earls Court (Piccadilly and District lines); whilst those travelling by car will benefit from rapid routes to the West and Heathrow Airport via M4.

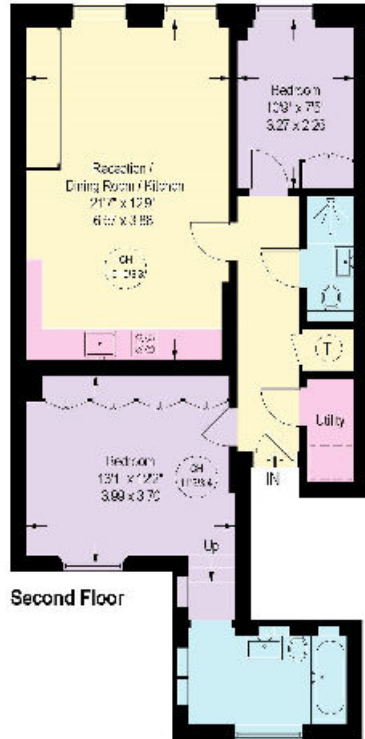


Courtfield Gardens, SW5

Apparent Gross Internal Area = 748 sq ft / 69.3 sqm
(including reduced bedroom)
Reduced bedroom = 5 sq ft / 0.5 sqm
Total = 753 sq ft / 69.8 sqm



 = Reduced bedroom below 1.5m x 2.0m



Second Floor



Leasehold: approximately 120 years remaining
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

Knight Frank
South Kensington
160 Old Brompton Road
London
SW5 0BA

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more.

Jordanna Mancina

jordanna.mancina@knightfrank.com



Your partners in property

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated November 2021. Photographs and videos dated 2021.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.