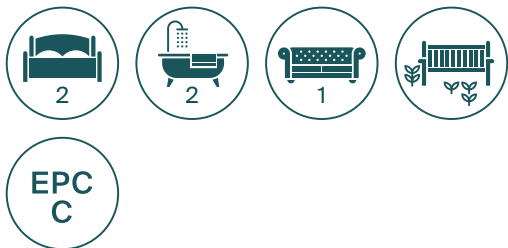


Philbeach Gardens,
SW5





Situated on the first floor of a Victoria period conversion building.



This two bedroom apartment is in walk-in condition. The Master bedroom easily accommodates a super king size bed and the second bedroom is shown with a king size bed. Fitted Wardrobes are included in both, in addition to other storage areas within the hallway and two attics.

There are two opulent bathrooms: the ensuite to the Master bedroom features an integrated bath/overhead shower and the other boasts an oversized, walk-in rain shower. Both are awash with white Italian marble with grey veining and benefit from underfloor heating. The bathrooms feature luxurious Burlington basins, WCs, and traditional chrome taps and accessories.

The kitchen is a handmade, bespoke 'Original Kitchen' by Harvey Jones.

All cupboards are hardwood, hand-painted and have a 10 year Cabinetry Guarantee. The kitchen features an undermount ceramic Belfast sink, integrated wine fridge and integrated NEFF appliances: fridge / freezer, dishwasher, microwave, induction hob and a 'Slide & Hide' oven. Natural light floods the spacious living areas and both bedrooms as a result of the large sash windows. These rooms also have beautiful high ceilings.



Exceptionally, the flat has a right to access the exclusive Philbeach Gardens. The entrance is directly opposite the building.

It is a superbly maintained 2.5 acre communal garden, complete with picnic tables, a table tennis table, herb garden and a grass tennis court in the summer. 10-11 Philbeach Gardens is an extremely well-run building with immaculate communal areas that are regularly cleaned, maintained and refurbished.





**Philbeach Gardens
London SW5**

**Gross Internal Area = 74 sq. metres
802 sq. feet**

The Royal Borough of Kensington and
Chelsea: Share of Freehold

Philbeach Gardens is located in the heart of Earls Court and ideally positioned for the excellent transport links and amenities of both Earls Court Road and West Brompton, Kensington High Street and the open spaces of Holland Park are a short walk away, as are the restaurants, bars and shops on the Old Brompton Road towards South Kensington.



First Floor

Knight Frank
South Kensington
160 Old Brompton Road
SW5 0BA

We would be delighted to tell you more.

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Connecting people & property, perfectly.

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.

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