



Collingham Road, London SW5

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An exceptional three bedroom, two bathroom newly renovated apartment situated on the raised ground floor of a handsome Victorian conversion with direct access to the sought-after square of Courtfield Gardens, SW5.

Upon entering, there is a large bedroom/reception room with very high ceilings offering wonderful proportions, floor-to-ceiling bay windows, intricate period coving, a 3-metre bookcase, and an ornate fireplace.

Towards the rear, an open-plan kitchen with integrated appliances and a reception room with grand proportions and three floor-to-ceiling French doors leading out to a private garden.



**Asking price:** £3,250,000

**Tenure:** Leasehold: approximately 968 years remaining

**Service charge:** 5,618.88 per annum

**Ground rent:** a peppercorn per annum

**Local authority:** Royal Borough of Kensington & Chelsea

**Council tax band:** G







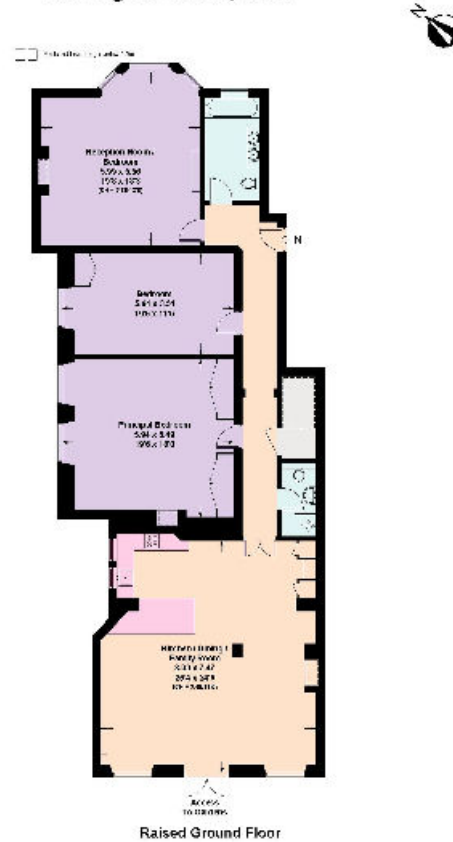








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### Approximate Gross Internal Floor Area 179.6 sq m / 1,933 sq ft

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.

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I/ would be delighted to tell you more

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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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Particulars dated August 2022. Photographs and videos dated August 2022.

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