



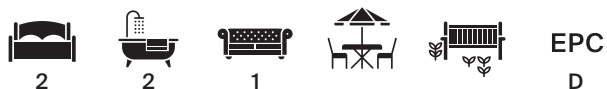
Courtfield Gardens, London SW5



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An impressive two bedroom, two bathroom apartment situated in a handsome stucco-fronted Victorian conversion, with residents' access to the highly coveted square of Courtfield Gardens SW5.

Entering the lower ground floor apartment via the grand ground floor entrance to a bright, welcoming hallway that leads to an exceptional triple window reception and dining room. This space is south-facing, featuring high ceilings and sleek wooden flooring, creating a wonderful sense of light and space. The reception room also benefits from a set of impressive floor-to-ceiling French doors opening out to a large undemised terrace; a space perfect for al fresco dining and entertaining.



Asking price: £1,350,000

Tenure: Share of freehold plus leasehold, approximately 851 years remaining

Service charge: approximately £3,640 per annum

Ground rent: a peppercorn per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G

Adjacent to the reception room is a generous-sized, well-appointed kitchen complete with a wine fridge, integrated appliances, a smart induction hob, ample cabinetry, and an abundance of worktop space. Every detail has been carefully considered to ensure both functionality and aesthetic appeal.

The apartment has a well-balanced layout, measuring to approximately 1,400 sq ft and has a share of the freehold with an underlying long lease.

Courtfield Gardens is a large 19th-century residential garden square. It is well served for Gloucester Road and Earl's Court Underground stations and allows quick access onto the A4 with the M4 and Heathrow to the West and Knightsbridge to the East. It's only a short walk to Hyde Park, many local shops, restaurants and amenities. The location enables quick access to Knightsbridge and Heathrow via the A4 and M4.









The principal bedroom suite is discreetly positioned towards the front of the apartment, served by extensive wardrobe storage, offering serene green views of the terrace and a stylish en suite with a double rainfall shower. Additionally, a further double bedroom to the rear of the apartment has a walk-in wardrobe and a separate bathroom with a bath accessed via the hallway.

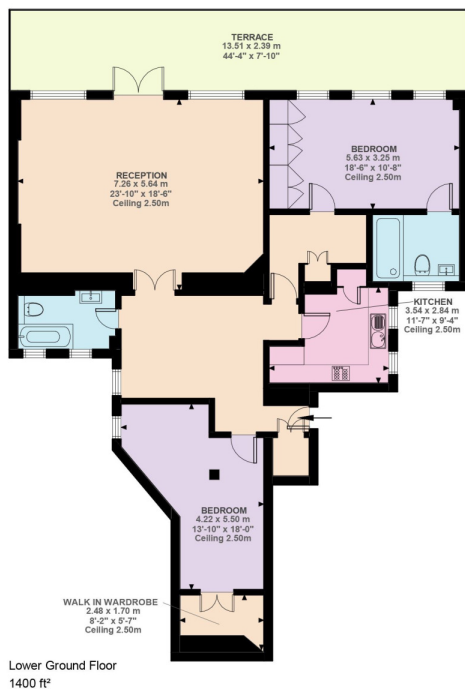
Please note that we have been unable to confirm the next review date for service charge/ground rent. You should ensure that you or your advisors make your own inquiries.



Courtfield Gardens, SW5

Approximate Gross Internal Area

130.03 SQ.M / 1400 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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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 July 2023. Photographs and videos dated July 2023.

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