



Philbeach Gardens, London SW5



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A delightful two bedroom, two bathroom apartment, primarily situated on the third floor of an attractive part stucco-fronted Victorian conversion on a beautifully quiet tree-lined road with wonderful green views over Philbeach Gardens in SW5.

Entering on the second floor, an inviting hallway leads through to a fitted study. Upstairs, the third floor contains an impressive reception room with elegant hardwood panel flooring. A well-appointed eat-in kitchen is adjacent to the reception room, including integrated appliances, a gas hob, ample cabinetry and plenty of worktop space.



Asking price: £1,100,000

Tenure: Share of freehold plus leasehold, approximately 998 years remaining

Service charge: approximately £2,169 per annum, reviewed every year, next review due 2024

Ground rent: approximately £150 per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: E



The principal bedroom is discreetly positioned towards the rear of the apartment, which is served by extensive wardrobe storage and an en suite bathroom. A further good-sized double bedroom is adjacent to the principal bedroom, also with ample storage. There is also a conveniently located shower room, which is accessible via the hallway.

The property has a well-balanced layout, measuring to approximately 916 sq ft. The apartment has the further added benefit of a share of the freehold, with an underlying long lease, approximately 988 years remaining.

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





Philbeach Gardens is a beautifully quiet tree-lined road 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.

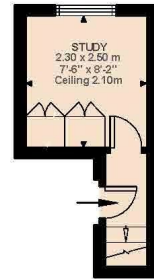
Philbeach Gardens is also situated in the prestigious Royal Borough of Kensington and Chelsea, offering its residents the to apply for a convenient parking permit.



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Approximate Gross Internal Area

85.06 SQ.M / 916 SQ.FT



Second Floor
82 ft²



Third Floor
834 ft²

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 November 2023. Photographs and videos dated November 2023.

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