



Courtfield Gardens, London SW5

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A superb two bedroom, two bathroom apartment situated on the third floor of a part stucco-fronted Victorian conversion overlooking the highly sought-after square of Courtfield Gardens SW5. This is an exciting opportunity to acquire a south-facing apartment with residents access to communal gardens in the esteemed Royal Borough of Kensington and Chelsea.

Upon entering the apartment, a welcoming hallway leads through to a spacious south-facing reception room with picturesque green viewings of the garden below. The space further benefits from a marble fireplace, hardwood flooring and high ceilings.



**Asking price:** £1,295,000

**Tenure:** Leasehold: approximately 928 years remaining

**Service charge:** approximately £4,022 per annum, reviewed once per annum (+ £1,562 into reserve fund)

**Ground rent:** a peppercorn per annum

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

**Council tax band:** F





A well-appointed eat-in kitchen seamlessly connects to the reception room, which is complete with a period fireplace, integrated appliances, a gas hob, ample cabinetry and pristine worktops.

The principal bedroom is adjacent to the reception room, which is served by an exclusive dressing room and a sleek en suite. A further good-sized double bedroom is to the rear, with ample wardrobe storage and its own en suite. Additionally, there is a guest W/C and further storage conveniently in the hallway. The apartment has a well-balanced layout which measures to approximately 849 sq ft.

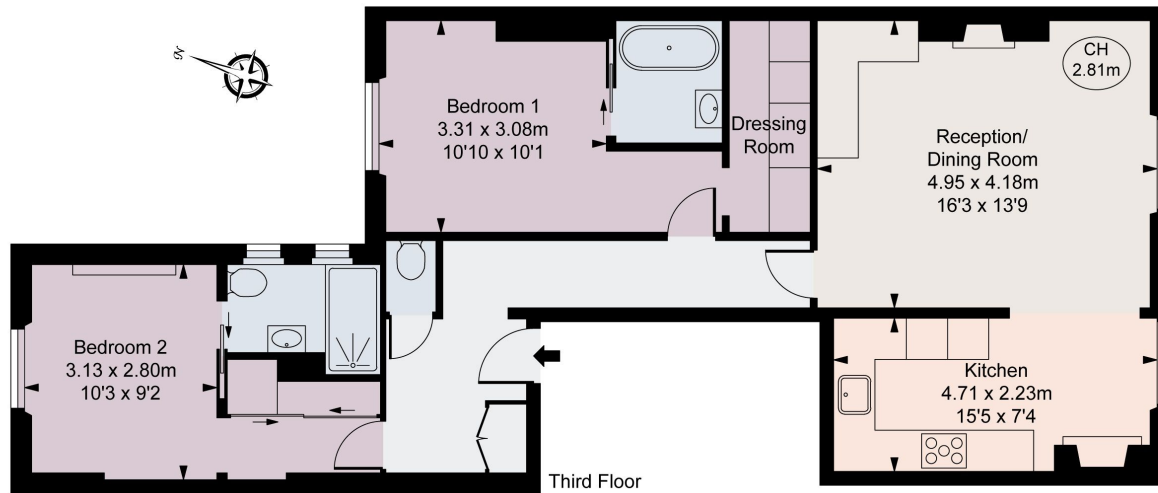




## Courtfield Gardens, SW5

Approximate Gross Internal Area  
78.86 sq m / 849 sq ft

( CH = Ceiling Heights )



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 September 2023. Photographs and videos dated May 2023.

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