



Courtfield Gardens, London SW5

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# Courtfield Gardens, London SW5

An impeccably presented one bedroom apartment, situated on the lower ground floor of a handsome Victorian building, on a highly regarded 19th-century residential garden square in SW5. This is an exciting opportunity to acquire a delightful apartment with residents' access to the picturesque square of Courtfield Gardens upon application process.

Entering on the lower ground floor, an inviting hallway with wardrobe storage leads through to an impressive bay-fronted reception, which is characterised by high ceilings, a period fireplace and elegant wooden flooring. A well-appointed kitchen is adjacent to this room, which includes a gas hob, integrated appliances and ample worktop space



**Asking price:** £695,000

**Tenure:** Leasehold: approximately 927 years remaining

**Service charge:** approximately £5,856 per annum (including sinking fund), reviewed every year, next review due 2024

**Ground rent:** approximately £85 per annum

**Local authority:** E

**Council tax band:** Royal Borough of Kensington & Chelsea







The double bedroom is discreetly positioned towards the rear of the property, which is served by extensive wardrobe storage, and a separate bathroom with a sleek finish.

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.

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, where you will find many local shops, restaurants, and amenities.

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





## Courtfield Gardens, SW5

Approximate Gross Internal Area

55.85 SQ.M / 601 SQ.FT



Lower Ground Floor  
601 ft<sup>2</sup>



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 March 2024. Photographs and videos dated March 2024.

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