

Courtfield Gardens, London SW5



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









EPC

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 ft²

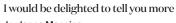
> This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

160 Old Brompton Road

London SW5 0BA Jordanna Mancina

knightfrank.co.uk jordanna.mancina@knightfrank.com

Knight Frank South Kensington



020 3892 3573







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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc. The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated March 2024. Photographs and videos dated March 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.