



Philbeach Gardens, London SW5



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A delightful one bedroom apartment with lift access, situated on the second floor of a handsome Victorian building on a beautifully quiet tree-lined road in SW5.

Entering on the second floor, an inviting hallway leads through to an impressive triple window reception room, which is characterised by high ceilings and sleek wood flooring. A well-appointed separate kitchen is adjacent to the reception room, featuring integrated appliances, an intelligent hob, ample cabinetry and worktop space.



Asking price: £580,000

Tenure: Leasehold: approximately 239 years remaining

Service charge: approximately £2,923 per annum, reviewed every year, next review due 2024

Ground rent: approximately £320 per annum, reviewed 10 years, next review due 2034

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: E


The double bedroom is discreetly positioned towards the rear of the property, enjoying an open aspect with treetop views. Additionally, there is a conveniently located shower room with a sleek finish, which is accessible via the hallway.

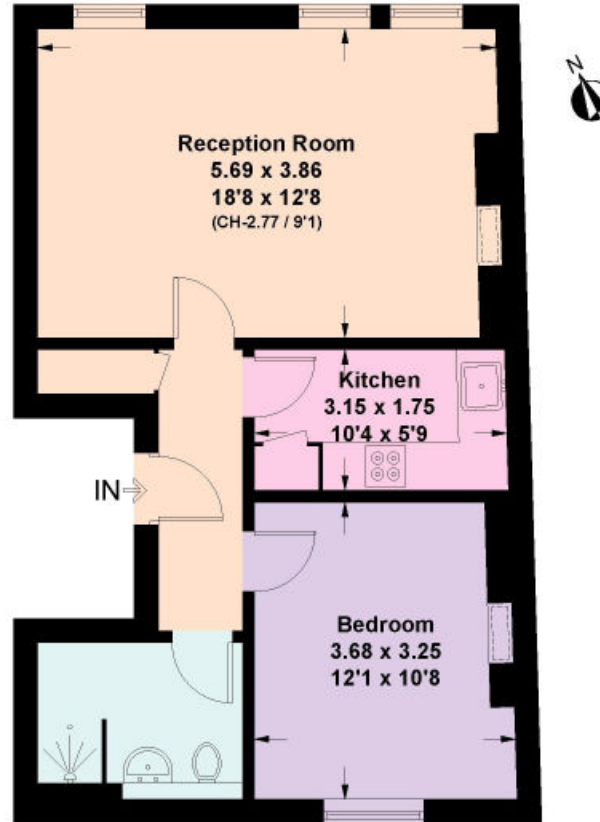
Philbeach Gardens is a beautifully quiet tree-lined road in the heart of Earls Court. It is ideally positioned for the excellent transport links and amenities of Earls Court Road and West Brompton. There are also plenty of restaurants, bars and shops on Old Brompton Road towards South Kensington.

Philbeach 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.



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 = Reduced head height below 1.5m



Approximate Floor Area = 51.9 sq m / 559 sq ft
Including Limited Use Area (1 sq m / 11 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 March 2024. Photographs and videos dated November 2015.
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