



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:** £625,000

**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.

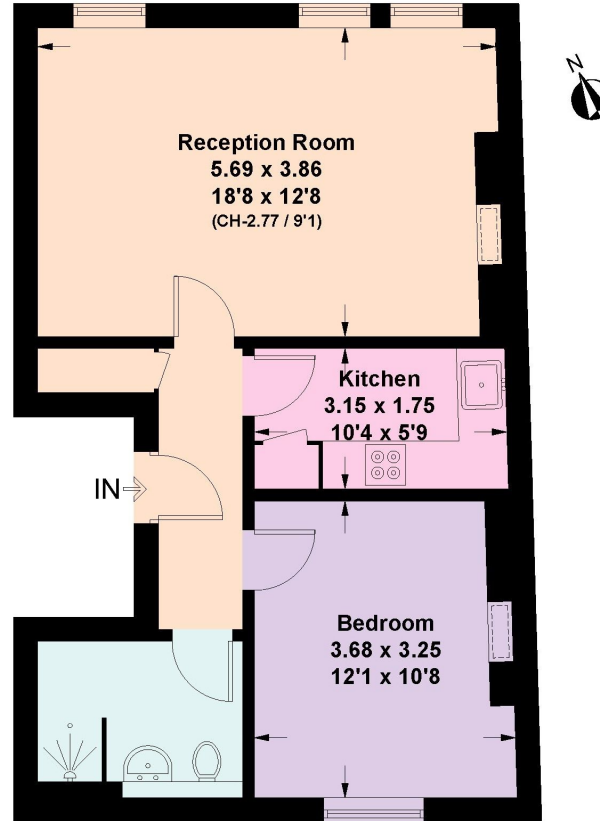
Philbeach Gardens is a beautifully quiet tree-lined road located in the heart of Earls Court and ideally positioned for the excellent transport links and amenities of both Earls Court Road and West Brompton. Kensington High Street and the open spaces of Holland Park are a short walk away, as are the 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 right to apply for a convenient parking permit.



# Philbeach Gardens, SW5

 = 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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Particulars dated March 2024. Photographs and videos dated November 2015.  
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