



Earls Court Gardens, London SW5

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# Earls Court Gardens, London **SW5**

A substantial five bedroom, stucco-fronted townhouse with off street parking and a large southeast-facing walled garden, located on a highly desirable, tree-lined street in a prime SW5 location, offering over 2,700 sq ft of elegant living space arranged across four floors.

Upon entering the raised ground floor, an inviting entrance hallway leads into an impressive reception room, which is characterised by a striking three-metre ceiling height and a period fireplace. Adjacent to the reception room is a media room/conservatory, offering pretty green views of the garden.



**Asking price:** £3,975,000

**Tenure:** Available freehold

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

**Council tax band:** H

## Property

A separate study is situated to the rear, ideal for working from home, which opens directly to the beautifully landscaped garden, perfect for al fresco dining and entertaining. The private driveway ensures convenient off street parking for two cars.

The lower ground floor features a spacious, well-appointed kitchen, including a breakfast bar and floor-to-ceiling doors that open out to the garden. Adjacent is a formal dining room, ideal for hosting, while a good-sized double bedroom is to the front. A separate shower room complements the bedroom, offering privacy and flexibility for guests. Additional features include inside and outside storage and a separate laundry room.

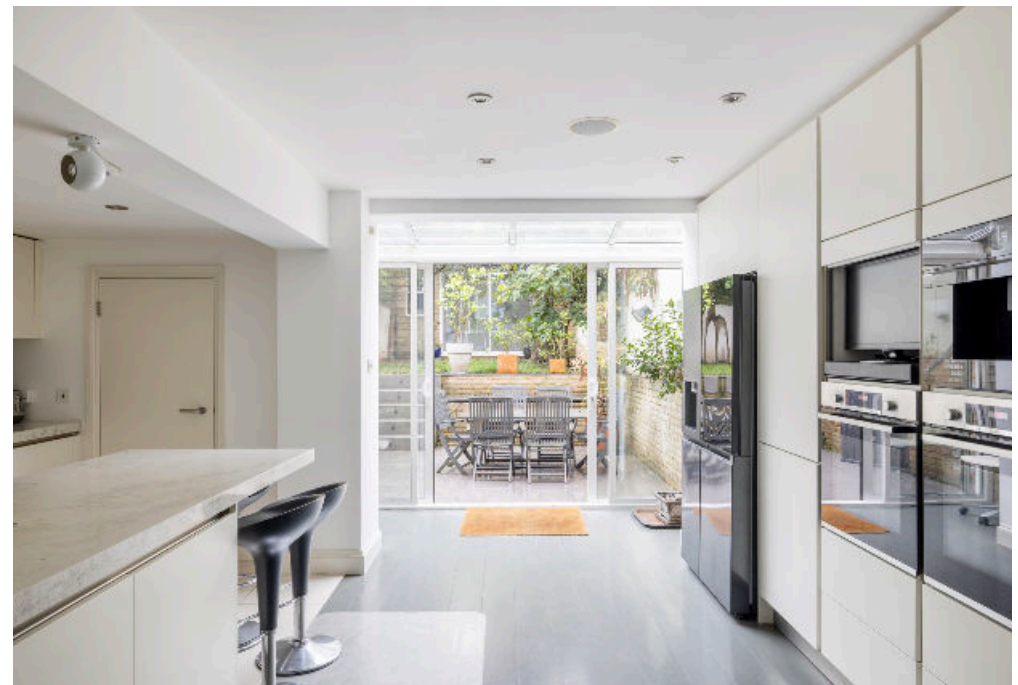
The first floor is dedicated to the principal bedroom. The principal suite is served by extensive wardrobe storage, a separate dressing room with abundant storage and a sleek en suite with a standalone bathtub and a walk-in shower. Additionally, there is a study area and a guest W/C located on the half landing. The second floor contains two further double bedrooms, both enjoying built-in storage and natural light, sharing access to a shower room.

An outbuilding studio situated at the end of the garden offers additional versatility. With its own shower room, it is perfect for use as an office, guest accommodation, or a self-contained unit.

This impressive home seamlessly blends modern convenience with classic design, making it an ideal family residence in the highly desirable area of SW5.

## Location

Earls Court Gardens is a desirable residential street off Earl's Court Road. It is situated in the heart of the vibrant hub of Earl's Court, known for its exceptional transportation links, restaurants, pubs and fantastic shopping opportunities.







## Earls Court Gardens SW5

Approximate Gross Internal Floor Area = 241.2 sq m / 2,596 sq ft

Outbuilding = 13.6 sq m / 146 sq ft

Total = 254.8 sq m / 2,742 sq ft

Including Limited Use Area (3.8 sq m / 41 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 October 2024. Photographs and videos dated October 2024.

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