



Courtfield Gardens, London SW5

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A delightful one bedroom apartment, situated on the first floor of a handsome Victorian building on a prime garden square in SW5. The property further benefits from access to communal gardens.

Entering the apartment on the first floor, an inviting hallway with integrated storage leads through to a bright and spacious, south-facing reception room. This room features a vaulted ceiling reaching over three metres high, giving a wonderful sense of space. The reception room further benefits from a dining area, which can accommodate a good-sized table, ideal for entertaining and hosting.



**Offers in excess of:** £750,000

**Tenure:** Share of freehold plus leasehold, approximately 991 years remaining

**Service charge:** approximately £4,400 per annum (including sinking fund contributions), reviewed every year, next review due 2025

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

**Council tax band:** F



A well-appointed, separate kitchen is adjacent to the reception room and is equipped with integrated appliances, ample cabinetry and plenty of worktop space.

The double bedroom is discreetly positioned towards the rear of the apartment and is served by extensive wardrobe storage and a separate bathroom, which is accessible via the hallway.

Located in a highly regarded area, the property quietly occupies a prime position in Courtfield Gardens, a large 19th-century residential garden square. Its central location allows residents to enjoy the vibrant atmosphere and amenities of Gloucester Road, Earl's Court, and South Kensington, including a good selection of shops, bars, and restaurants.







Gloucester Road and Earl's Court underground stations, serviced by the District and Piccadilly lines, are close by, offering excellent transport connections. The property also enjoys proximity to the green open spaces of Hyde Park, as well as convenient access to Knightsbridge and the fashionable King's Road.

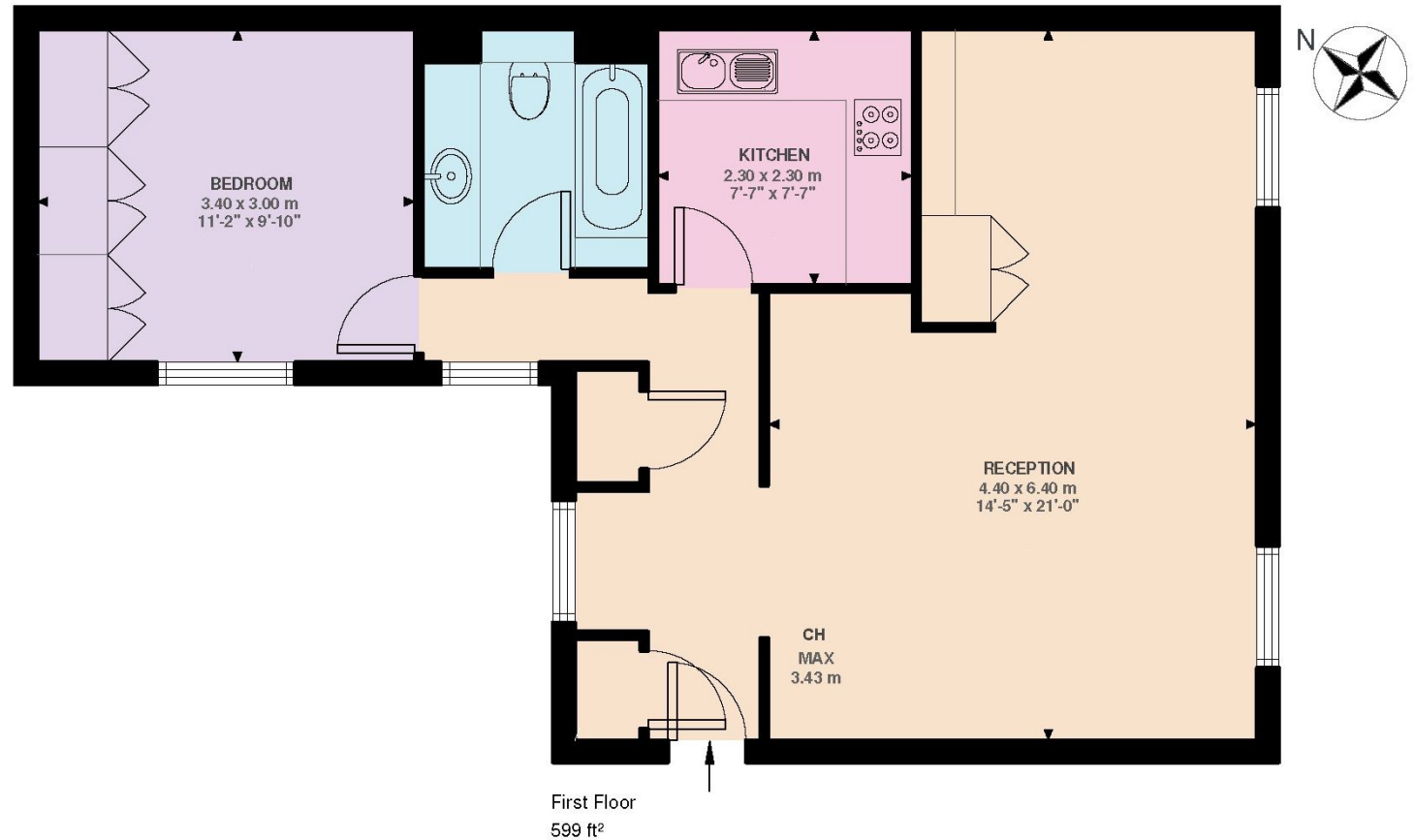




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Approximate Gross Internal Floor Area  
55.64 sq m / 599 sq ft

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.



**Knight Frank**

**South Kensington Sales**

160 Old Brompton Road

London

SW5 0BA

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

**Jordanna Mancina**

020 3892 3573

[jordanna.mancina@knightfrank.com](mailto:jordanna.mancina@knightfrank.com)



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 November 2017.

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