



Earl's Court Square, London SW5



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An impressive two bedroom, two bathroom apartment, situated on the raised ground floor of a handsome Grade II listed red brick Victorian building with green views of Earl's Court Square. This is an exciting opportunity to acquire a charming residence in a prestigious location with residents' access to the picturesque square of Earl's Court Square upon application process.

Entering on the raised ground floor, an inviting hallway, complete with a guest cloakroom, leads through to an exceptional reception room, which is characterised by a striking ceiling height of 3.1 metres, including period corning with original detail.



Asking price: £1,350,000

Tenure: Leasehold: approximately 176 years remaining

Service charge: approximately £981 per annum, reviewed every year, next review due 2024

Ground rent: a peppercorn per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: F



This space further benefits from an attractive marble fireplace and elegant sash bay windows, that flood the room with natural light and provide pretty green views of the garden square.

A beautifully designed, well-appointed kitchen leads off the reception room, featuring premium integrated appliances, ample cabinetry and pristine worktop space. Every detail has been carefully considered to ensure both functionality and aesthetic appeal.

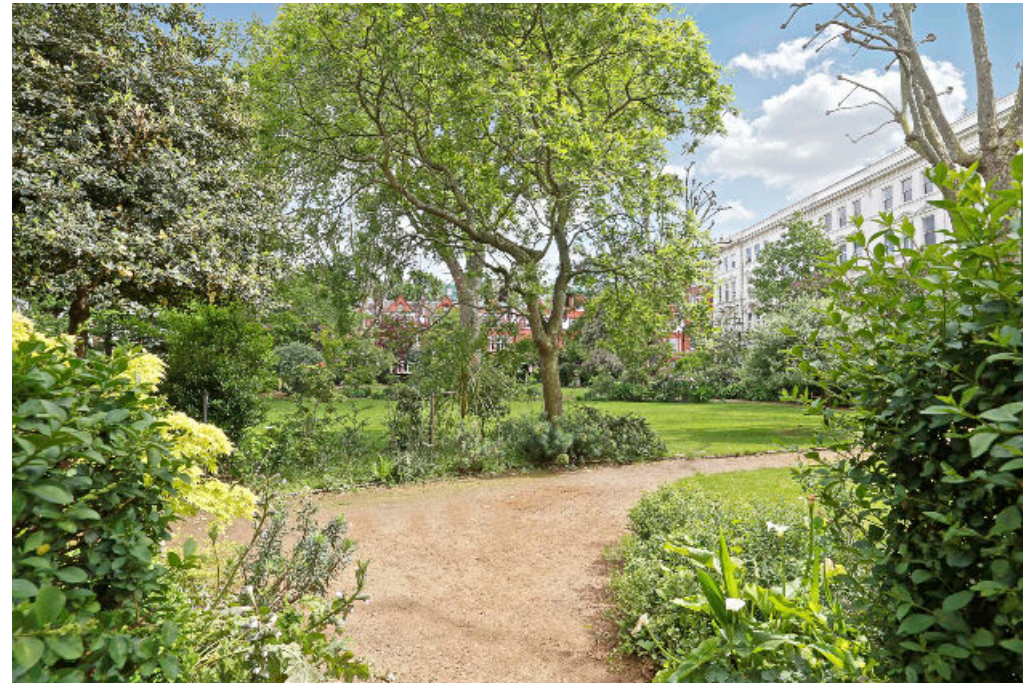
The principal bedroom is discreetly positioned towards the rear, which is served by extensive wardrobe storage and a sleek en suite with a walk-in shower. Enjoying a south-facing aspect, the principal bedroom offers pretty green views. There is a further good-sized bedroom adjacent to the principal suite, which also has integrated storage. Both bedrooms further benefit from ceiling heights of three metres, adorned with period cornicing featuring original details. Additionally, a conveniently located shower room with an elegant finish is accessible via the hallway.





The property resides in the esteemed Royal Borough of Kensington and Chelsea, offering its residents the right to apply for a convenient parking permit. Earls Court Square is arguably the most prestigious location in SW5, situated at the heart of the vibrant hub of Earls Court, known for its exceptional transportation links, restaurants, pubs and fantastic shopping opportunities

Earls Court Underground Station is located nearby, which is serviced by the District, and Piccadilly lines, enabling excellent transport connections to explore the city with ease. Additionally, St Pancras International, directly accessed via the Piccadilly line, facilitates the convenience of international travel, providing seamless connections to various destinations. Motorists will further benefit from rapid access to Heathrow Airport via the A4.



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Approximate Gross Internal Area

78.7 sq m / 848 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.



Raised Ground Floor
848 sq ft

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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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