



Courtfield Gardens, London SW5



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An impressive south-facing, three bedroom duplex apartment with direct lift access, situated on the fourth and fifth floors of a handsome Victorian building on a prime garden square in SW5.

Upon entering, a private lift takes you directly into the expansive reception room. This space is characterised by ceiling heights of 3.20 metres and French doors that open on to a full-width balcony. Adjacent to the reception room is a beautifully designed, well-appointed kitchen and dining area, which is equipped with integrated appliances, ample cabinetry, and plenty of worktop space.



Asking price: £2,700,000

Tenure: Share of freehold plus leasehold, approximately 988 years remaining

Service charge: approximately £11,388 per annum, reviewed every year, next review due 2025

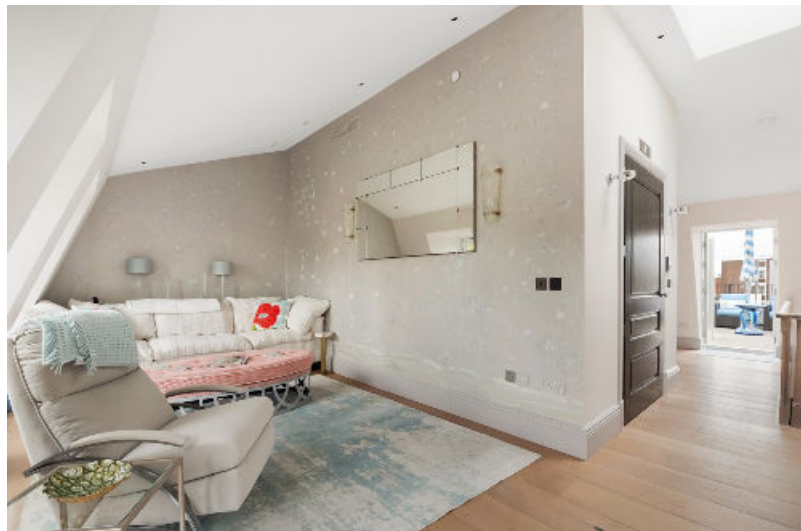
Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G

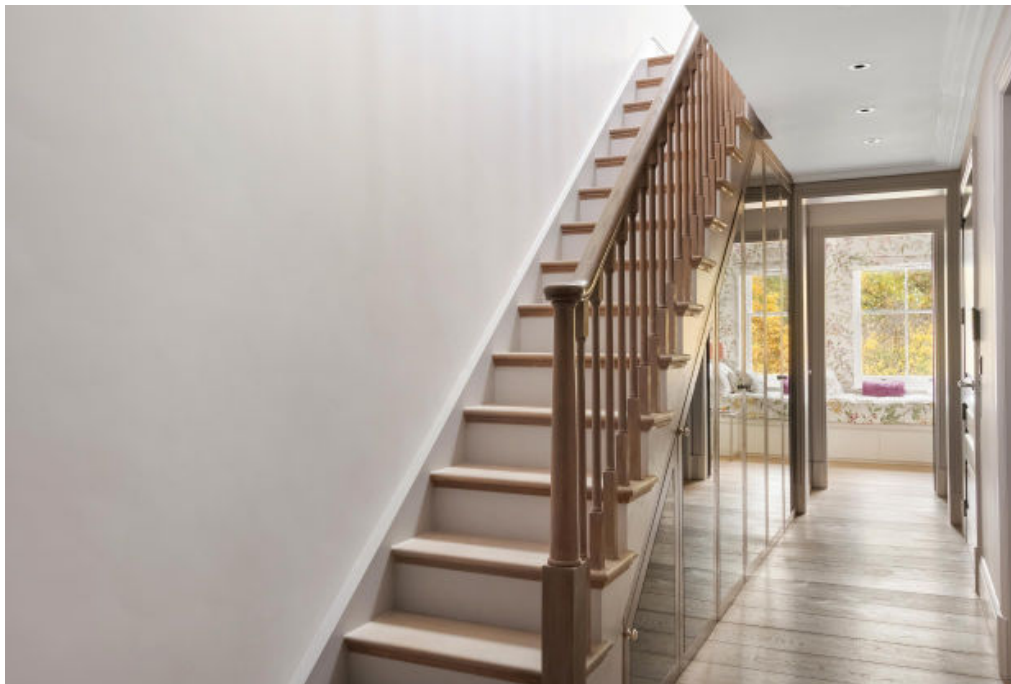
The principal bedroom is discreetly positioned downstairs, which is served by extensive wardrobe storage and a sleek en-suite bathroom featuring a separate bathtub, walk-in shower, and dual vanity basins. Adjacent to the principal suite is another spacious double bedroom, also with integrated storage and its en suite.

A versatile single bedroom on this floor, which can alternately be used as a study or child's room, enjoys convenient access to a separate hallway shower room. The hallway itself further benefits from ample storage.

The apartment features a large terrace off the kitchen and dining area, offering the perfect setting for al fresco dining and entertaining, offering uninterrupted, far-reaching rooftop views across London.







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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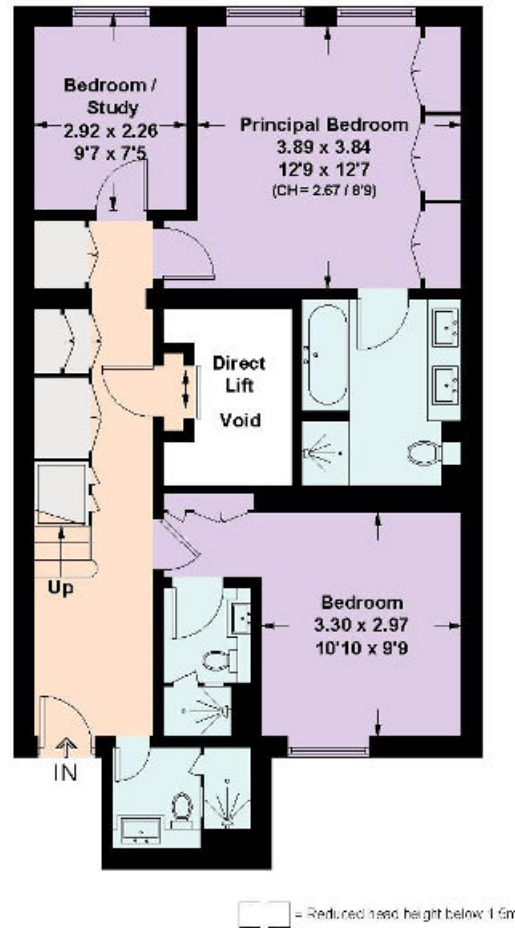
Approximate Gross Internal Floor Area

113.2 sq m / 1218 sq ft (Excluding Void)

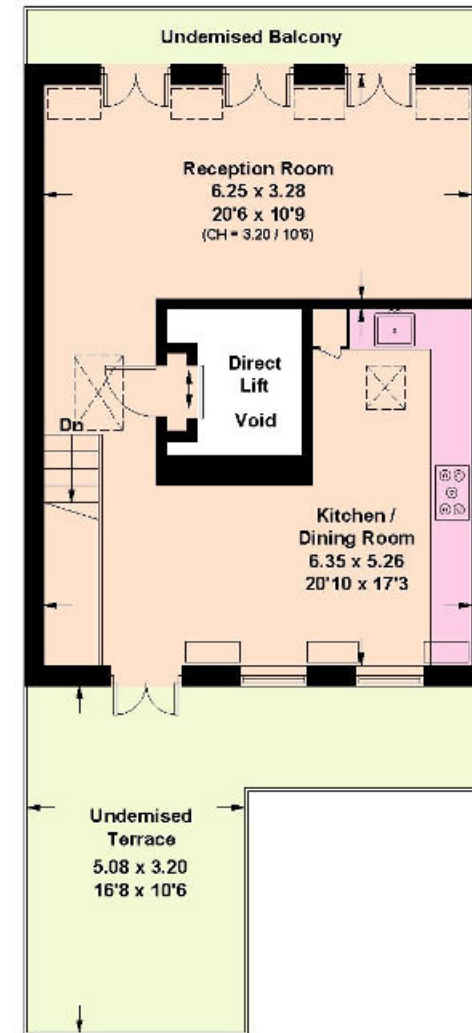
Including Limited Use Area

(3.4 sq m / 36 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.



Fourth Floor



Fifth Floor

Knight Frank

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I would be delighted to tell you more

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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 September 2024. Photographs and videos dated September 2024.

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