



A DELIGHTFUL TWO DOUBLE BEDROOM FLAT WITH LIFT

A delightful flat on the 3rd floor of a beautiful period conversion with a large reception room, separate kitchen, bathroom and guest WC.

This flat even benefits from access to one of London's most beautiful garden squares and well located areas, in the heart of this exclusive neighbourhood.

The flat is bright throughout and has attractive neutral décor with quality fittings; fitted wardrobes, fully tiled bathrooms, and attractive wood flooring to the living areas.

The apartment enjoys great quiet while being close to all of the excitement and action of Prime Central London. The building is entered on the raised ground floor forming part of a fine stuccoed terrace with a passenger lift to the third floor. Residents' parking for The Royal Borough of Kensington and Chelsea is available.



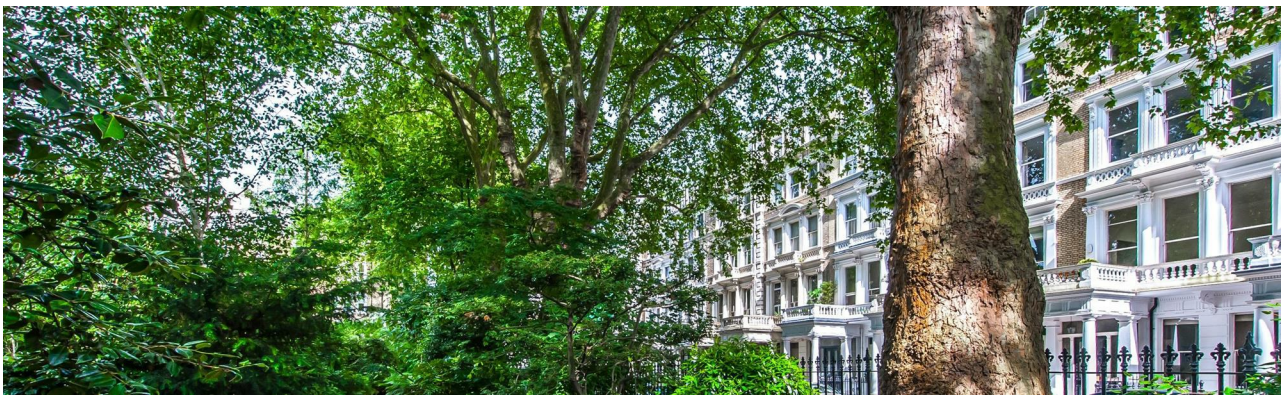


ACCOMMODATION

2 Double Bedrooms : Reception room : Kitchen : Bathroom : Guest WC : Lift : Access to the Communal Gardens

LOCATION

Courtfield Gardens is within easy reach of a wide variety of high end shops and facilities of South Kensington, Earl's Court and Gloucester Road/South Kensington SW7, and within walking distance of Holland Park, Kensington Gardens and Hyde Park. With direct links via the London Underground from nearby Gloucester Road, High Street Kensington and Earl's Court, stations to the City, the West End and Heathrow, the apartment also benefits from excellent connections via the A4, M4 and M25 and is close to the extensive cycle network linking the area to the West End and City through London's parks. The Victoria & Albert Museum and the Science & Natural History Museums are close by as well as both Knightsbridge shopping (Harrods) and Westfield (a 10 minute bus ride).



ACCESS TO THE WONDERFUL COMMUNAL GARDENS



Terms

Price: £835,000

Tenure: Share of Freehold

Lease: 999 Years from 25 March 1986

Ground Rent: £500 Per Annum

Annual Service Charge: £3,236 Per Annum approx

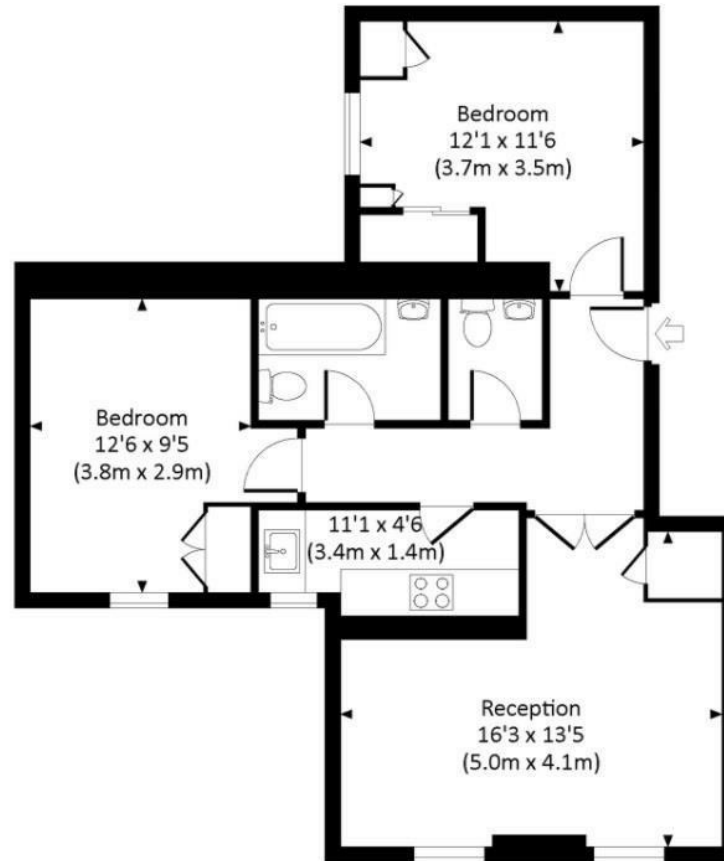
Council Name: Royal Borough of Kensington & Chelsea

Council Tax Band: F

EPC: Rating D

COURTFIELD GARDENS, SW5

Approx. gross internal area
654 Sq Ft. / 60.8 Sq M.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FEATURES

- Large Reception Room
- Kitchen
- Bathroom / Guest WC
- Floor area: 654 Sq Ft
- EPC: Rating D
- Council Tax Band: F
- Lift
- Bright throughout
- Royal Borough of Kensington & Chelsea
- Access to the Communal Gardens



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