



# A SPACIOUS AND WELL PRESENTED TWO BEDROOM THIRD FLOOR APARTMENT

This very bright apartment has well-planned accommodation with a spacious reception/dining room and adjoining kitchen.

The flat has lovely views over one of London's most beautiful and peaceful garden squares, to which it has access, and is well located in the heart of this exclusive neighbourhood; it is close to all the excitement and action of Prime Central London.

The building forms part of a fine stuccoed terrace. Residents' parking for The Royal Borough of Kensington and Chelsea is available.





## ACCOMMODATION

Spacious Reception/Dining Room with lovely garden views. Kitchen is well equipped, leading off the reception room. Two Double Bedrooms; Bathroom with shower; Bright Terrace; Access to Communal Gardens.

## LOCATION

Courtfield Gardens is within easy reach of a wide variety of high-end shops and facilities of South Kensington, the shops of Gloucester Road and the Old Brompton Road, and within walking distance of Kensington Gardens and Hyde Park. With direct links via the London Underground from nearby Gloucester Road (District, Circle, and Piccadilly lines), Earls Court and South Kensington stations to the City, the West End and Heathrow.





**ACCESS TO SPECTACULAR GARDEN SQUARE**



Terms

**Price: £850,000**

**Tenure:** Share of freehold plus leasehold.

**Lease:** Approximately 989 years remaining

**Service Charge:** £3,581 per annum

**Ground Rent:** Peppercorn per annum

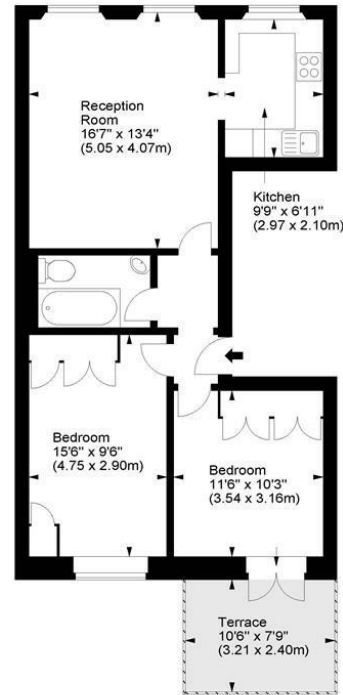
**Council Name:** The Royal Borough of Kensington & Chelsea

**Council Tax Band:** D

**EPC:** C

## Courtfield Gardens, SW5

Approx. Gross Internal Area  
668 Sq Ft - 62.06 Sq M



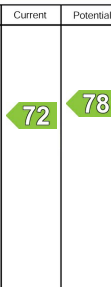
Third Floor

For illustration purposes only. Not to scale.  
All measurements are taken and shown at floor level.  
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### Energy Efficiency Rating

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



## FEATURES

- Roof Terrace
- Large Sash Windows
- Extensive wardrobe storage
- Wooden flooring
- Bathroom including shower
- Two double bedrooms
- Access to Communal Gardens
- G.I.A 668 Sq F/ 62.06 Sq M
- The Royal Borough of Kensington & Chelsea



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