

A photograph of a lush green garden. In the foreground, a black metal fence runs across the frame. Behind the fence, a large, mature tree with a thick trunk and dense green foliage stands on the right. To the left, a path leads through a well-maintained lawn. The background is filled with more trees and greenery under a clear blue sky. In the bottom left corner, there is a white car, and in the bottom right corner, there is a black car.

# COURTFIELD GARDENS

LONDON SW5

A FIRST FLOOR THREE BEDROOM SPLIT LEVEL APARTMENT IN THIS STUCCO FRONTED PERIOD BUILDING WITH A GRAND RECEPTION ROOM HAVING 12.9FT HIGH CEILINGS AND 3 LARGE WINDOWS LEADING ONTO A LARGE BALCONY WITH WONDERFUL SOUTH-EASTERLY VIEWS OVER THE COMMUNAL GARDENS.

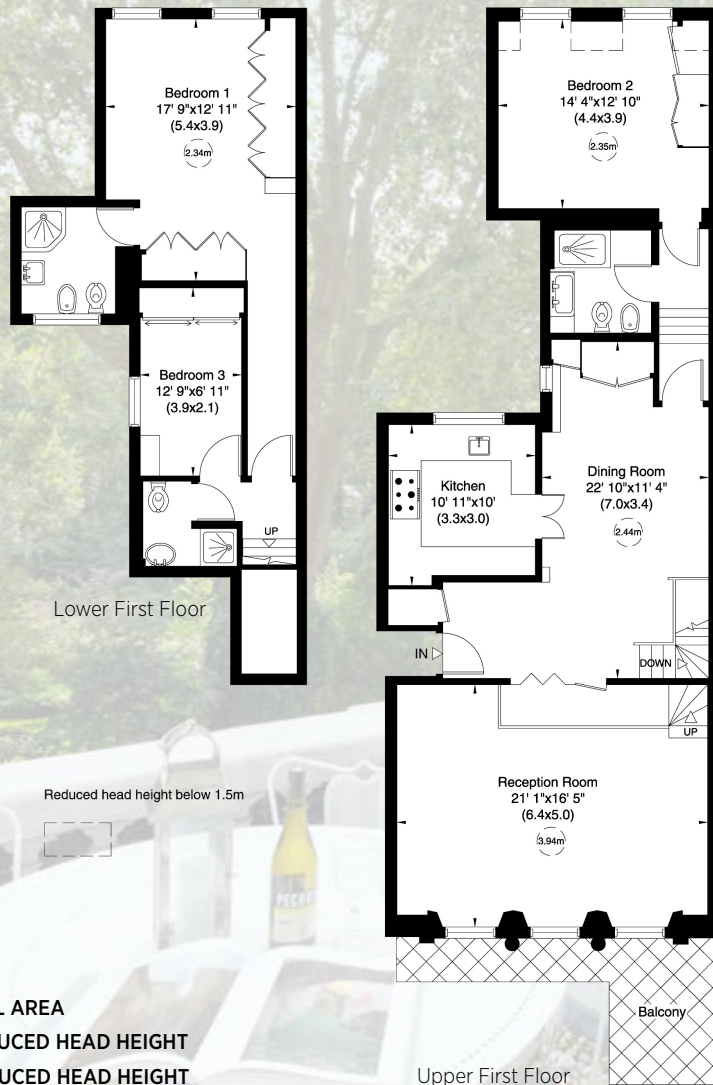




Courtfield Gardens is a sought after garden square which is well located for the transport links of Gloucester Road (District, Circle and Piccadilly lines) and Earls Court (District and Piccadilly lines) tube Stations.

#### Accommodation and Amenities:

- Entrance / Dining Hall
- Kitchen, Reception Room
- 3 Bedrooms
- 2 En-Suite Shower Rooms
- Further Shower Room
- Lift
- Balcony
- Access To Communal Gardens



**APPROX GROSS INTERNAL AREA**  
 144 SQ M / 1,554 SQ FT INCLUDING REDUCED HEAD HEIGHT  
 143 SQ M / 1,539 SQ FT EXCLUDING REDUCED HEAD HEIGHT



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Terms:** 999 years from 25th March 1986 plus share of freehold.

**Ground Rent:** Nil

**Service Charge:** £10,706.30pa year ending 2024

(An additional reserve fund contribution of £9,043pa is being collected for upcoming internal and external work for year ending 2024)

**Local Authority:** Royal Borough of Kensington and Chelsea

**Tax Band:** Band F

**Guide Price:** £2,150,000 subject to contract.

**IMPORTANT NOTICE**

All information in this document is correct to the best of our knowledge at the time of going to print. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.



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