

FLAT O
5-6 COURTFIELD GARDENS
LONDON SW5

Gross Internal Area: 69 Sq. metres
743 Sq. feet



Flat O 6 Courtfield Gardens,
London, SW5 0PA

TO RENT £3,358 PCM

This wonderful 2 bedroom, fourth floor flat (with lift), is situated on the sought after Courtfield Gardens with access to the roof terrace and the private garden.

- Two Double Bedrooms
- Reception Room
- Access to a Roof Terrace and Garden
- Unfurnished
- Family Bathroom
- Kitchen
- Lift
- Popular Location

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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South Kensington Lettings, 38-40 Gloucester Road, South Kensington, London, SW7 4QT

Location

Courtfield Gardens is a delightful garden square with stucco fronted period buildings. Situated within a few minute's walk of Gloucester Road underground station and the excellent cafes, restaurants and shops of Gloucester Road. 0.3 Miles from Gloucester Road Station (District, Circle and Piccadilly Lines).
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Description

This wonderful property offers within the region of 743 Sq Ft comprising a large reception room, two double bedrooms, fitted kitchen and bathroom with an additional WC. The property also benefits from access to a roof terrace and private square garden.



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.