



Philbeach Gardens London SW5

Welcome to **Philbeach Gardens, London**

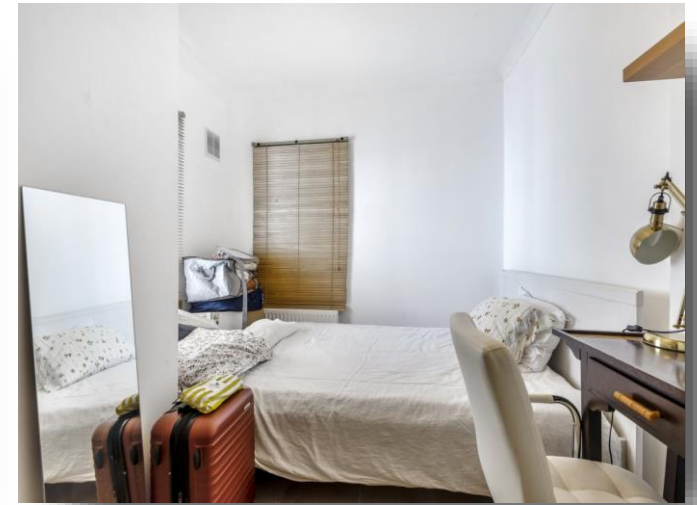
This is a stunning maisonette on a beautiful one way, tree lined crescent. The property is located in a white stucco fronted Victorian building in the heart of Kensington and Chelsea.

The property is just shy of 771 square foot and is in a good condition throughout. It benefits from its own smart private entrance.

Upon entering the property, you are welcomed by a charming hallway with the large open plan living area boasting wooden flooring and high ceilings, with both space for relaxation and dining. There is a modern separate kitchen, with all inbuilt appliances and white goods.

At the rear of the apartment there are two generous-sized bedroom, one with en-suite and direct access via the French doors to a private garden. There is also a well-proportioned family bathroom, with a neutral suite and bath tub with overhead shower.

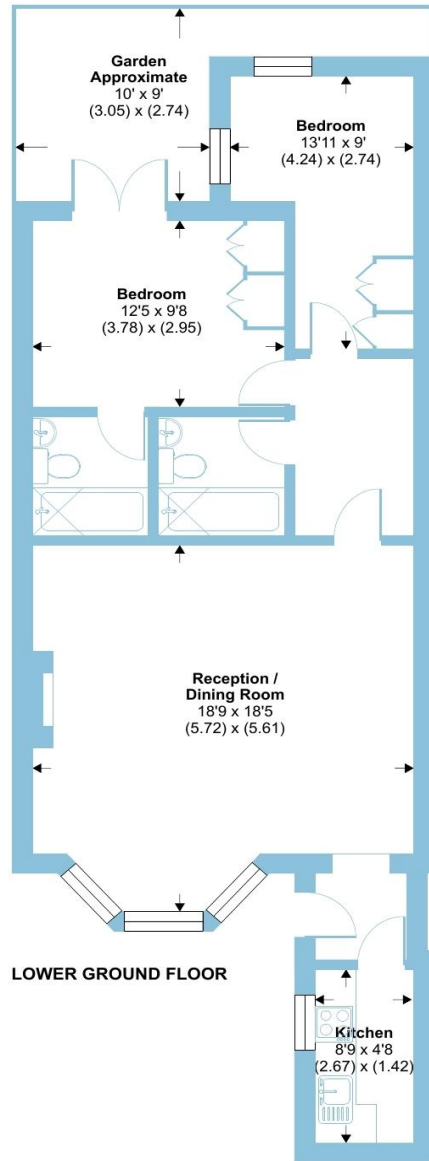
Philbeach Gardens is 0.2 miles from both Earls Court (District and Piccadilly Lines) and West Brompton Station (District and Overground Lines) and a short walk into both Fulham and South Kensington, with the many local amenities of Earls Court Road on its doorstep.



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Approximate Area = 771 sq ft / 71.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2022. Produced for Barnard Marcus. REF: 858362



Welcome to

Philbeach Gardens, London

- Chain free
- Garden space
- Two double bedrooms and two bathrooms
- Located on a beautiful one way, tree lined crescent
- 0.2 miles from both Earls Court and West Brompton Station

Tenure: Leasehold EPC Rating: D

£850,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/ECT104176](https://www.barnardmarcus.co.uk/Property/ECT104176)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
ECT104176 - 0002


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