



Earlington, 30-31 Philbeach Gardens, London, SW5 9EB

£420 Per Week

REALLY LOVELY STUDIO APARTMENT FOR RENT WITH ITS OWN PRIVATE PATIO GARDEN.

Ideally located in a striking period conversion in a leafy and quiet address.

Philbeach Gardens is centrally located moments from the various shops, restaurants and other amenities on Earls Court Road.

Earls Court Station (Piccadilly & District line) is 0.3 miles from the property and West Kensington Station (District line) is 0.6 miles away. All stations are Zones 1 & 2

Comes furnished.

PROPERTY AVAILABLE FROM NOW.

- STUDIO APARTMENT
- SHORT WALK TO EARLS COURT TUBE
- LOCATED OFF WARWICK RD
- SPACIOUS ACCOMODATION
- FURNISHED
- 0.3 MILES TO EARLS CT STATION
- AVAILABLE FROM NOW
- QUITE ROAD
- PRIVATE PATIO GARDEN
- PERIOD BUILDING

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KITCHEN



PRIVATE PATIO



STUDIO ROOM



STUDIO ROOM



STUDIO ROOM



KITCHEN

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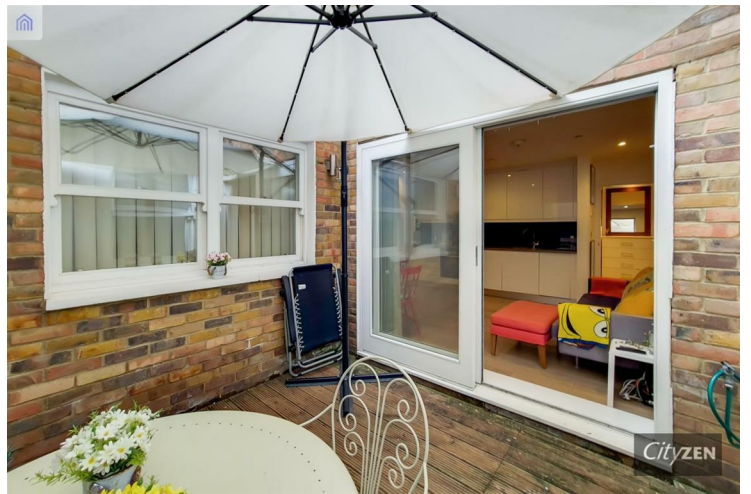
STUDIO ROOM



SHOWER ROOM



30-31 PHILBEACH GARDENS

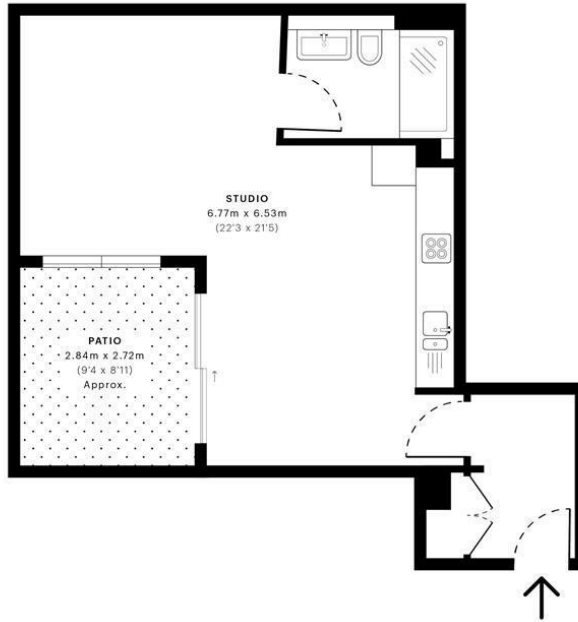


PRIVATE PATIO



30-31 PHILBEACH GARDENS

→ z



— Lower Ground Floor

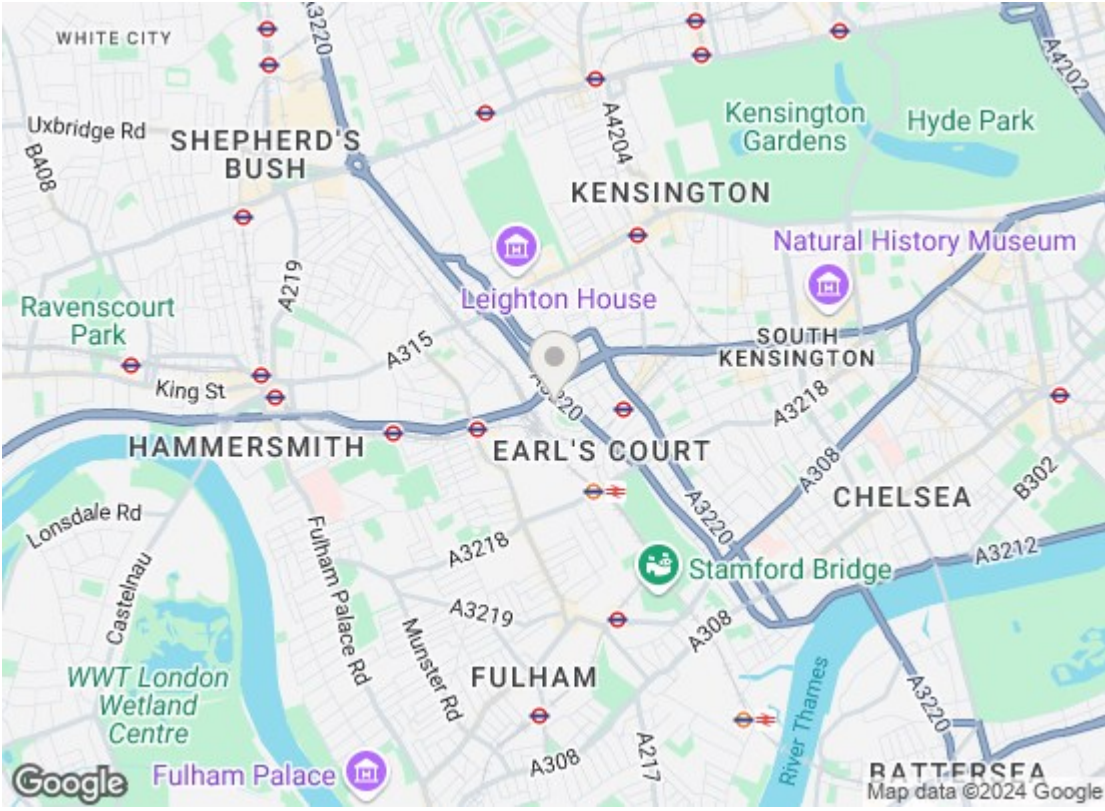
<p>GROSS INTERNAL AREA (GIA) The footprint of the property 40.78 sqm / 438.95 sqft</p>	<p>NET INTERNAL AREA (NIA) Excludes walls and external features Includes measures restricted head height 38.28 sqm / 422.81 sqft</p>	<p>EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft</p>	<p>RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.00 sqm / 0.00 sqft</p>
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS residential: 41.02 sqm / 441.54 sqft
IPMS commercial: 39.90 sqm / 429.90 sqft

spec Verified

spec id: 620131af3bb64d0dede4f1b4



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

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.