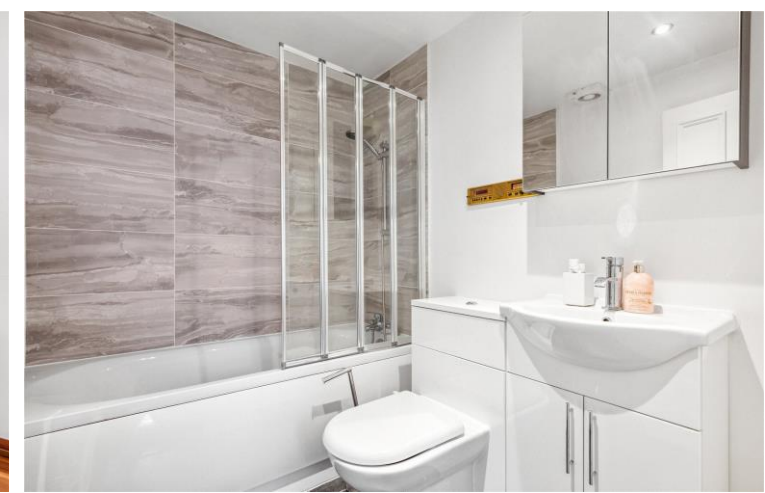




Philbeach Gardens
Earls Court, SW5

CHESTERTONS





A well-presented and apportioned two-bedroom, two-bathroom flat set on the top-floor of a handsome Victorian Building, SW5.

The property benefits from a light filled open-plan reception room with wooden flooring, plenty of space to dine and a fully fitted well-conditioned kitchen.

The remaining accommodation comprises two-bedrooms with the principal room benefiting from en suite facilities. The flat has plenty of storage throughout and a large store room (height restricted) and an additional bathroom.

Philbeach Gardens is well positioned for easy access to A4/A40 to and from Central London. It is also only a short walk from Earl's Court tube station.

- Top floor
- Two bedrooms
- Popular location
- Two bathrooms
- Plenty of storage

Offers in excess of
£670,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		
63-71	D		67
54-62	E	55	
45-53	F		
35-44	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold 115 years remaining

Service Charge: £1,244.74 per annum

Ground Rent: £200 per annum

Local Authority: Royal Borough of Kensington & Chelsea

Council Tax Band: D

Chestertons Kensington Sales

116 Kensington High Street

London

W8 7RW

kensington@chestertons.co.uk

020 7937 7244

chestertons.co.uk

Philbeach Gardens, SW5

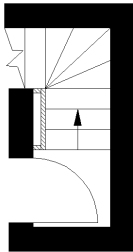
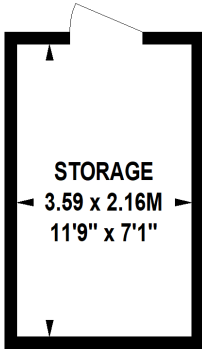
Approximate gross internal area

70.23 sq m / 756 sq ft
(Excluding Storage)

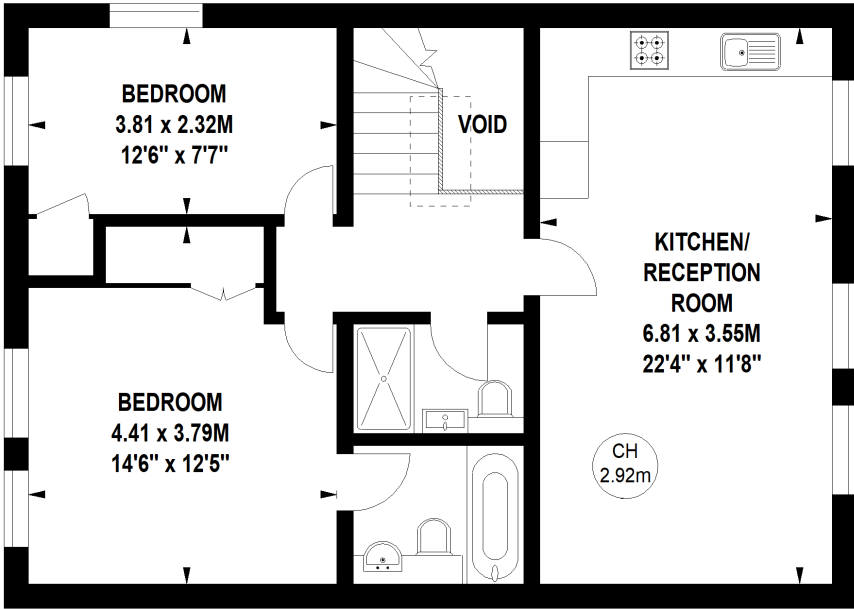
Storage
7.71 sq m / 83 sq ft



Key :
CH - Ceiling Height



Second Floor
Entrance



Third Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable