



Philbeach Gardens
Earls Court, SW5

CHESTERTONS





A beautifully presented one bedroom apartment on the first floor of this well maintained building with private balcony overlooking the beautiful communal gardens.

The property has been beautifully decorated throughout with height ceilings, wood floors, neutral yet modern contemporary décor. The property is spread over 600 square feet and has beautiful open plan kitchen reception with all integrated appliances, ornamental fireplace, lovely sash windows leading out to a private balcony. The property further benefits ample storage throughout, spacious double bedroom with full bathroom suite. Residents of Philbeach Gardens can apply for a key for the famous and enclosed communal gardens with tennis courts.

The property is ideally located for the shops, bars & restaurants in Earls Court as well as the tube station. Earls Court tube station is located within a 5 min walk from the property offering access to Heathrow Airport and links to the City. The property also has good access to the A4.

- First floor apartment
- Open plan kitchen reception room
- Private balcony
- Access to communal gardens
- Wood floors, high ceilings, ample storage
- Close to Earls Court tube station

Asking Price £875,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		83
81-89 B		
69-80 C	73	
55-68 D		
49-54 E		
45-48 F		
35-44 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Share of Freehold 955 years remaining
Service Charge: £1,656 p.a
Ground Rent: £0
Local Authority: Kensington and Chelsea
Council Tax Band: E

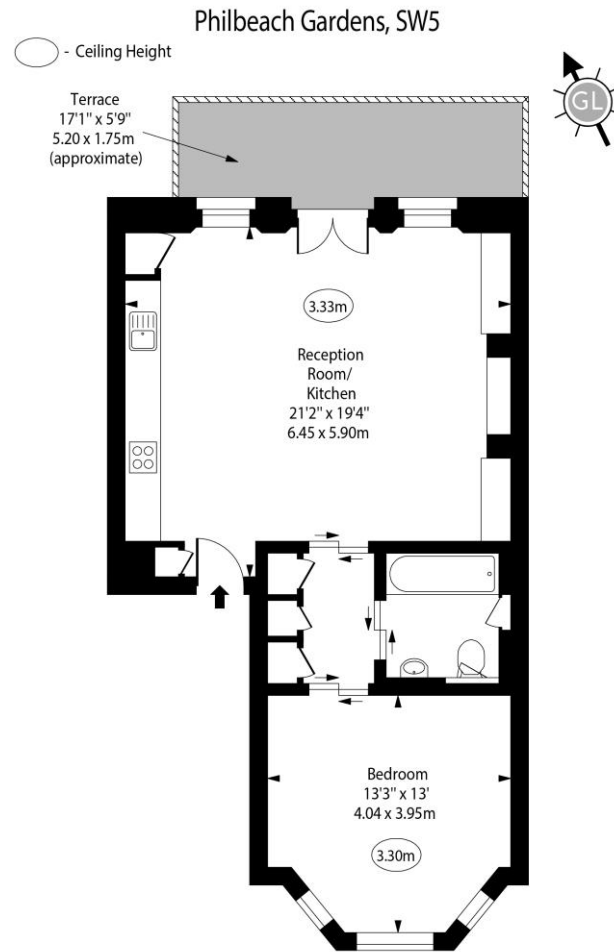
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First Floor

Approx Gross Internal Area 655 Sq Ft - 60.85 Sq M

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