



Philbeach Gardens
London, SW5





Situated within a newly refurbished white stucco period conversion, The Philbeach Residence offers an elegant blend of architectural sophistication and contemporary design, with direct views over the renowned Philbeach communal gardens.

The property benefits from a private ground floor entrance hall with ample storage. A feature staircase, illuminated by a full-height skylight, leads to the main accommodation. The second floor includes a versatile fourth bedroom or study overlooking four acres of landscaped gardens.

The principal living space comprises a dual-aspect double reception with bespoke kitchen, fitted with Bosch appliances, and a formal reception area. Oak flooring, underfloor heating and a guest shower room enhance the functionality and design.

The upper floor provides three bedrooms, two bathrooms and a utility room. Each bedroom features bespoke wardrobes, while the master suite offers triple-aspect windows, extensive storage, and a well-appointed en-suite. Bathrooms are finished in Mandarin Stone.

Additional features include new double-glazed sash windows and a Nibe air-to-water heat pump system providing efficient, sustainable heating and hot water with zoned underfloor heating throughout.

The Philbeach Residence presents a rare opportunity to acquire a newly developed maisonette of exceptional quality in a distinguished address.

- Communal Gardens
- Fully renovated
- Four bedrooms
- Three bathrooms
- Excellent Light

Asking Price £1,850,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 999 years

Service Charge: £2500 per annum

Ground Rent: N/A

Local Authority: Royal Borough of Kensington & Chelsea

Council Tax Band: F

Chestertons Kensington Sales

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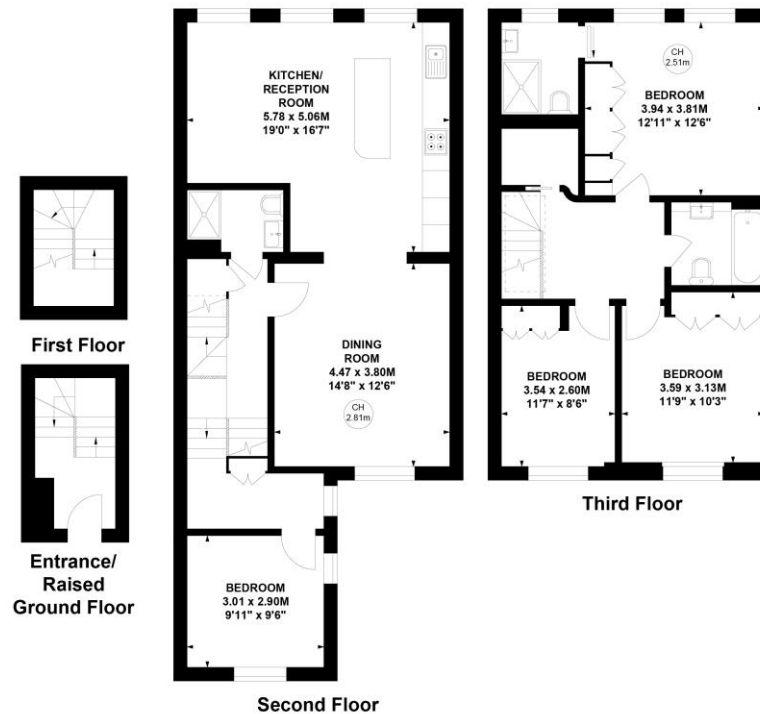
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Approximate gross internal area
135.98 sq m / 1463 sq ft

Key :
CH - Ceiling Height



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

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