

COURTFIELD ROAD, SOUTH KEN, SW7





### Key Features

- One bed apartment with wood flooring in reception area
- Bespoke fitted kitchen with Corian worktops
- Double bedroom with fitted wardrobes
- Modern and neutral decor throughout
- Close to the local amenities of Gloucester Road

### Description

An exquisitely presented one bedroom apartment which has been refurbished to the highest standards in a minimalist style, set within an elegant red brick period building just moments from Gloucester Road. The apartment comprises a bright reception room with wooden floors, bespoke fitted kitchen with Corian worktops and Siemens appliances, washing machine and separate tumble dryer, double bedroom with fitted wardrobes and stunning en-suite shower room.

### Situation

Courtfield Road is ideally located for all of the amenities of both Gloucester Road and South Kensington. Transport links are excellent with Gloucester Road underground station a few minutes walk away (District and Circle Lines) for links to the West End and the City.

**COURTFIELD ROAD,  
SOUTH KEN, SW7**



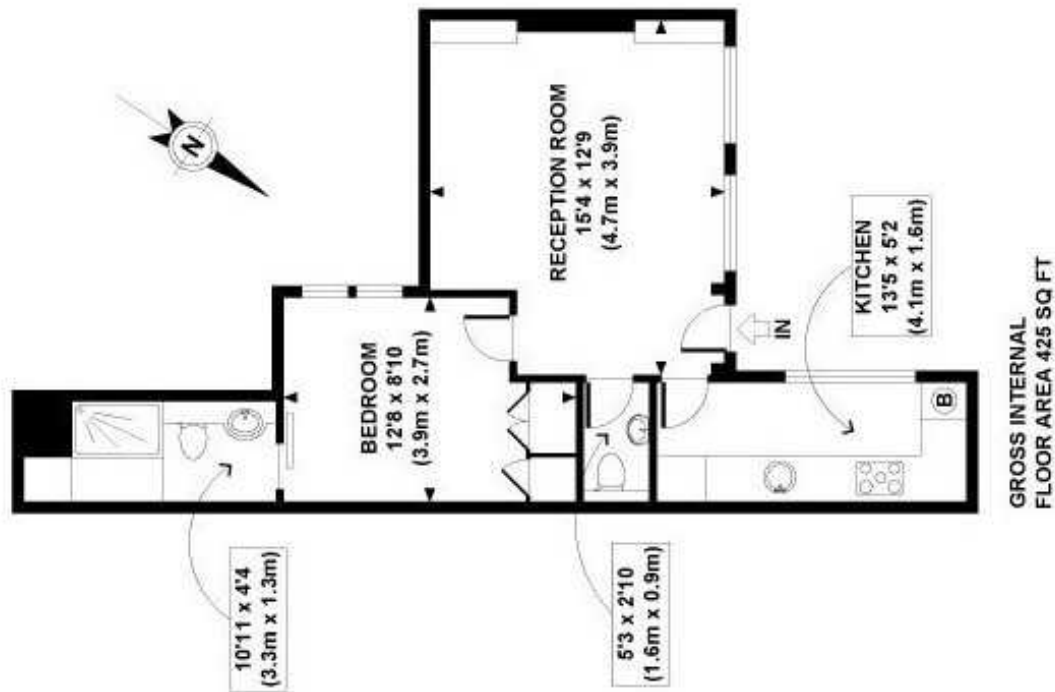


*An exquisitely presented one bed flat moments from Gloucester Road*



Terms

**Price:** £645.00 per week  
**Furnished/Unfurnished:** Furnished  
**Local Authority/Council Tax:** RBK&C Band G £2,514.97  
**Viewing** To view call 020 7043 8431 - Video viewing available  
**Parking:** Residents Parking  
**Fees:** M2 Property do not charge tenant administration fees. We are members of The Property Ombudsman Redress Scheme for Residential Sales and Lettings (Membership No. D00776) and Client Money Protect (Membership No. CMP003231).



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> ) emissions. The higher the rating the less impact it has on the environment.	



We have prepared these property particulars for the general guidance of intending purchasers or lessees. They are not designed to constitute a part of an offer or contract. For the purpose of the Property Misdescriptions Act 1991 and subsequent amendments we have taken all reasonable steps to ensure the accuracy of the details contained herein, however such statements are not to be relied on as a representation of fact and do not constitute any warranty or representation by M2 Property or the Vendors or Lessors. All photographs, measurements, floor plans and distances are given as a guide and should be checked before purchasing furniture, carpets, fixtures or fittings. Intending Purchasers or Lessees should satisfy themselves as to the accuracy of each of the statements contained in these particulars and should rely solely upon their own judgement, inspection and enquiries before entering into any contract. The floor plan if shown is intended as a guide to layout only and must not be relied on for any other purpose. It is not to scale. The copyright of all details, photographs and floor plans contained in these property particulars remain exclusive to M2 Property.