



Warwick Road
Earls Court, SW5

CHESTERTONS





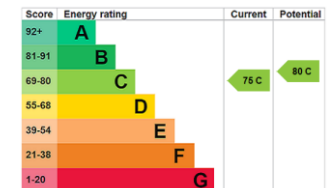
A meticulously refurbished two double bedrooms, two-bathroom garden flat designed to high specifications and boasting direct access to the picturesque Philbeach communal gardens, ready to move in.

This property benefits from direct access to the very sought after Philbeach Gardens, offering around 2.5 acres of garden for the surrounding residents to use. The gardens feature well maintained gardens, picnic benches and a lawn tennis court.

Earls Court tube station (Piccadilly line and District line) is a 3-minute walk from the flat. The property is also less than 10-minute walk from West Brompton station (Overground and National Rail) and West Kensington underground (Circle and District Line) as alternative transport links. For motoring links, there is easy access onto the A4/M4.

Minimum Term: 12 months
Deposit Required: £4,035.00
Local Authority: Kensington and Chelsea
Council Tax Band: C
EPC Rating: C
Furnished

£3,497 pcm
Additional tenant charges apply (fees apply to non-AST tenancies only)
Tenancy Agreement Fee: £300
References per Tenant/Guarantor: £60
Inventory check (approx. £100 – £250 inc. VAT)
[chestertons.co.uk/property-to-rent/applicable-fees](https://www.chestertons.co.uk/property-to-rent/applicable-fees)



Chestertons South Kensington Lettings

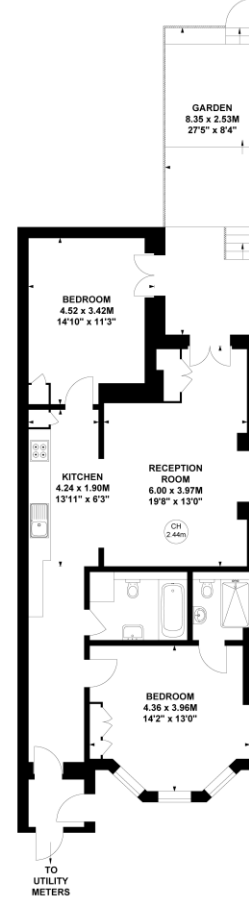
44-48 Old Brompton Road
South Kensington
London
SW7 3DY

southkensingtonlettingsusers@chestertons.co.uk
02075891244

Warwick Road, SW5

Approximate gross internal area
78.22 sq m / 842 sq ft

Key :
CH - Ceiling Height



Lower Ground Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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 Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable