



Courtfield Gardens  
Earls Court, SW5

CHESTERTONS





Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £420,000

A modern and spacious raised ground floor studio apartment situated around the ever desirable Courtfield Gardens.

The apartment comprises a bright, South facing studio room with two large sash windows, hard wood flooring and built in storage, a contemporary shower room and separate kitchen leading to a private roof terrace. In addition, access to stunning communal gardens can be arranged by separate arrangement.

Courtfield Gardens is a desirable garden square moments from the local shops, bars and restaurants of Gloucester Road, also the nearest Underground, serviced by the District, Circle and Piccadilly lines. The green open spaces of Hyde Park and Kensington Palace Gardens are also nearby.

- A spacious studio flat with wood flooring throughout.
- Studio room, separate kitchen, contemporary shower room.
- Private terrace and communal garden access.
- In close proximity to Gloucester Road underground station as well as Earls Court.

Offers in excess of  
£420,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs		74	81

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

**Tenure:** Share of Freehold 991 years  
**Service Charge:** £2783.36  
**Ground Rent:** £ Peppercorn  
**Local Authority:** Royal Borough of Kensington & Chelsea  
**Council Tax Band:** E

*Chestertons South Kensington Sales*

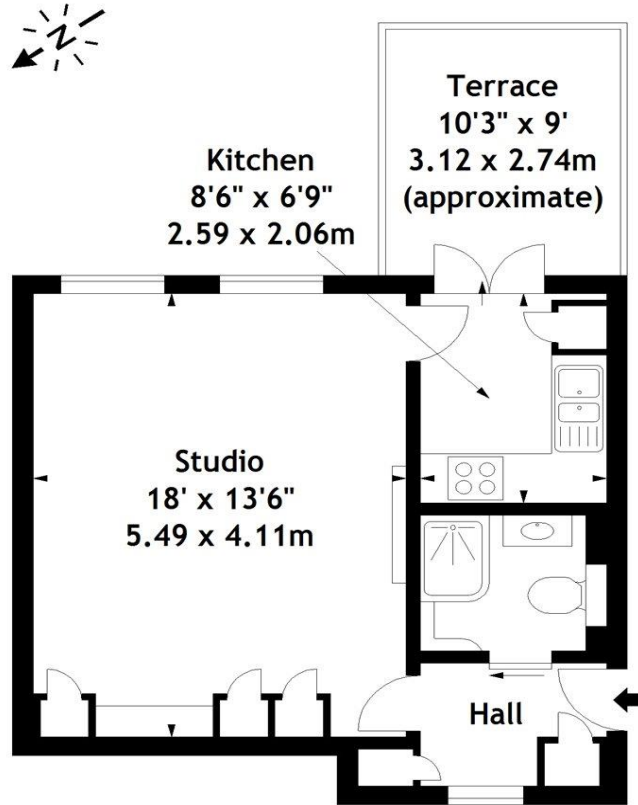
44-48 Old Brompton Road  
 London  
 SW7 3DY

southkensington@chestertons.co.uk

020 7589 1234

chestertons.co.uk

Courtfield House,  
Courtfield Gardens,  
South Kensington, SW5  
Approx. Gross Internal Area  
391 Sq Ft - 36.32 Sq M



### Ground Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate.

This floor plan is for illustrative purposes only and is not to scale.

© Datography Ltd 2015

Photographs \* Floorplans \* Virtual Tours

Tel: 0845 643 4401 [www.datography.com](http://www.datography.com)

Chesterton Global Ltd 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