



Earls Court Square
Earls Court, SW5

CHESTERTONS





A stunning two-bedroom apartment on the fourth floor (with lift) of a beautiful red brick mansion building with portorage and access to communal gardens (STA).

This beautifully bright and well-proportioned apartment has been refurbished to the highest of standards throughout and comprises a spacious reception room with large windows, high ceilings and unobstructed views, a separate kitchen with fully integrated appliances, two double bedrooms each with fitted wardrobes and master with ensuite bathroom, a further family bathroom and handy storage cupboard. The property is complete with hardwood flooring throughout and benefits from a share in the freehold.

Earls Court Square is one of the most desirable addresses in the area and the property is in close proximity to the many local shops, bars and restaurants of Earls Court. The nearest train stations are Earls Court for the District and Piccadilly Lines and West Brompton for London Underground and District line.

- Beautifully refurbished throughout
- Two double bedrooms, two bathrooms
- Generous reception room
- Wooden flooring
- Communal gardens access (STA)
- Chain free

Offers in excess of £1,250,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C	72	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

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

Tenure: Leasehold - 953 years remaining

Service Charge: £4,272 per annum (Including £1610 towards reserve fund)

Ground Rent: £150 per annum

Local Authority: Royal Borough of Kensington & Chelsea

Council Tax Band: F

Chestertons South Kensington Sales

44-48 Old Brompton Road

London

SW7 3DY

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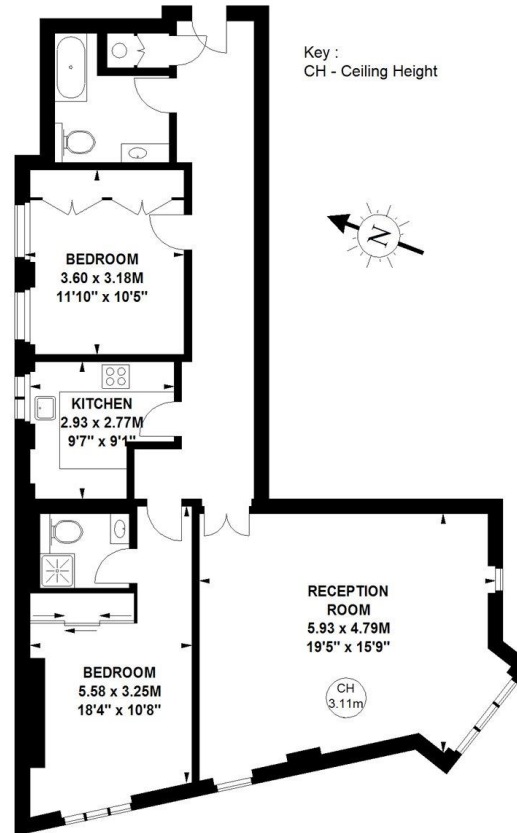
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Langham Mansions, SW5

Approximate gross internal area

90.39 sq m / 973 sq ft



Fourth Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must be not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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