



Courtfield Gardens
South Kensington, SW5

CHESTERTONS





A bright and generously proportioned one double bedroom apartment offering excellent living and entertainment space and access to communal gardens (STA)

The property is located on the fourth floor of a well-run period building that benefits from porterage and lift access and plenty of natural light

The living space boasts a fireplace, wooden flooring and a large window and leads onto the eat in kitchen with plenty of storage. The double bedroom has handy fitted wardrobes and is adjacent to the smart bathroom and there is plenty of storage throughout.

The apartment also has the addition air conditioning throughout.

Being sold with tenant in place, producing a gross annual yield of 3.5%, this is a fantastic investment opportunity.

Courtfield Gardens is ideally positioned for easy access to the many shops, cafes and transport links of Earls Court, South Kensington and Gloucester Road

- 4th floor apartment with lift
- Day porter
- Air conditioning
- Access to communal gardens STA
- Over 700 square feet

Asking Price £900,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		79
63-71	D	63	
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs

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

Tenure: Leasehold 975 years 4 months

Service Charge: £6000

Ground Rent: £0

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax Band: F

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Approximate Gross Internal Area :- 66 sq m / 710 sq ft



Fourth Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID25048)

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