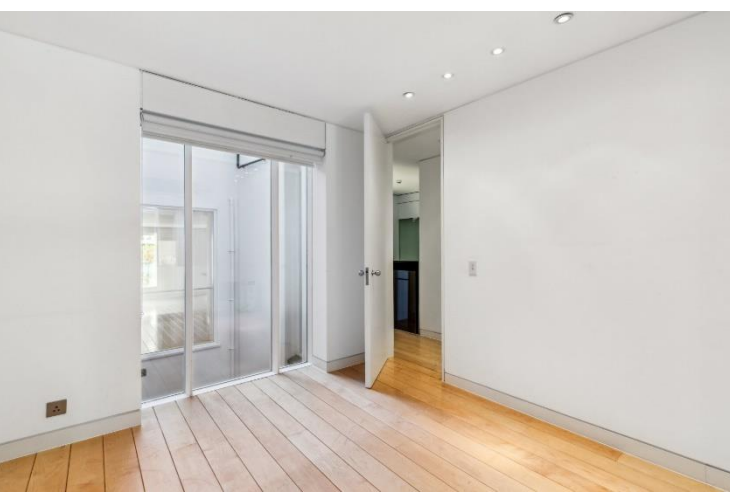




Courtfield Gardens
Earls Court, SW5

CHESTERTONS





A spectacular three double bedroom apartment arranged over the ground and first floors of an imposing period building, offering grand proportions and period charm throughout.

This well-presented apartment is accessed on the first floor, upon which you are greeted with a spacious entrance way, currently functioning as a home office space and leads into the wonderful reception room which boasts 3.96m ceilings and three floor to ceiling windows which offer access to the front facing balcony and views towards Courtfield communal Gardens. To the rear of the first floor is a generous eat in kitchen with integrated appliances, kitchen island and large windows. Two of the three bedrooms are located on the raised ground floor level and include a large master bedroom with an abundance of fitted wardrobes and ensuite bathrooms. In addition, there is a stylish family bathroom, guest WC and excellent storage throughout. Further benefits include lift access, air conditioning, communal gardens access (STA) and a long lease.

Courtfield Gardens is a beautiful garden square consisting of imposing stucco fronted buildings around private communal gardens and offers easy access to the many shops, cafes and transport links of Earls Court, Gloucester Road and South Kensington.

*Please note CGI images have been used in our marketing material

- First floor reception room with grand proportions
- Three bedrooms, two bathrooms and guest WC
- Large eat in kitchen
- Private balcony and communal gardens access
- Chain free

Asking Price £3,250,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Below average energy efficiency - higher running costs	D	58	71
Low energy efficiency - higher running costs	E		
Very low energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		
EU Directive 2002/91/EC			

Tenure: Leasehold - 977 years remaining

Service Charge: £5,000 p.a.

Ground Rent: A peppercorn

Local Authority: Royal Borough of Kensington & Chelsea

Council Tax Band: H

Chestertons South Kensington Sales

44-48 Old Brompton Road

London

SW7 3DY

southkensington@chestertons.co.uk

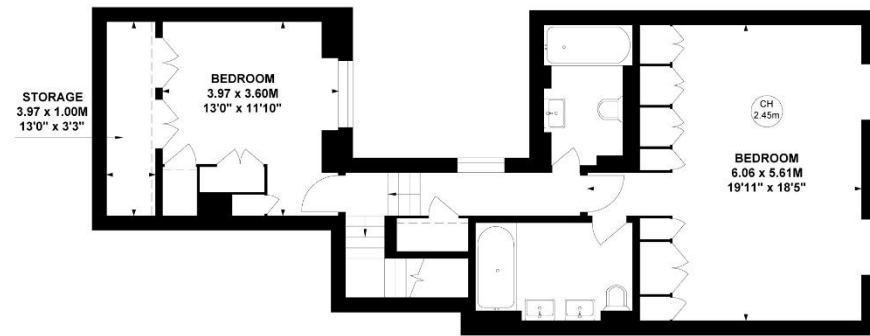
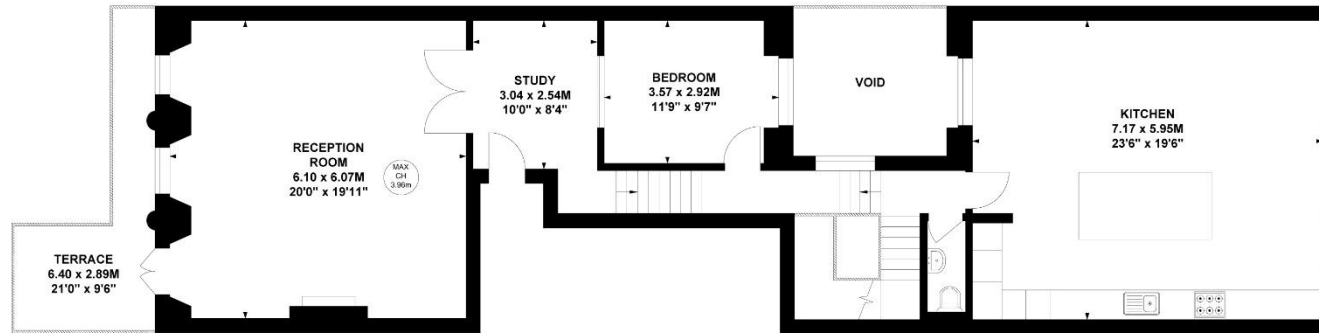
020 7589 1234

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Courtfield Gardens, SW5

Approximate gross internal area
184.84 sq m / 1990 sq ft
(Excluding Void)

Key :
CH - Ceiling Height



**Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only**

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