



Courtfield Gardens
Earls Court, SW5

CHESTERTONS





A beautifully presented four-bedroom duplex apartment situated on the highly sought-after Courtfield Gardens, boasting a substantial private roof terrace in an enviable location close to Gloucester Road and Earls Court.

Occupying the third and fourth floors of a grand period building with lift access, this spacious and well-proportioned home is flooded with natural light. The south-facing reception room boasts high ceilings, large windows with views over the communal gardens, and ample space for both living and dining. The recently renovated kitchen is sleek and modern, featuring high end integrated appliances including Miele and Fisher & Paykel

The principal bedroom offers generous proportions, fitted wardrobes, and an ensuite bathroom, while three additional bedrooms are equally well-sized, two of which also include ensuite bathrooms. Further benefits include a handy utility space, a guest WC/shower room, and excellent storage throughout. The large decked private roof terrace is perfect for relaxing or entertaining, with far-reaching views.

Residents enjoy access to the stunning private communal gardens of Courtfield Gardens (subject to application) and is moments from the shops, cafes, and restaurants of Earls Court and Gloucester Road, with excellent transport links via the District, Piccadilly, and Circle lines. Kensington High Street is also within easy reach.

- Duplex apartment with lift access
- Large private roof terrace overlooking communal gardens
- High ceilings and generous room proportions throughout
- Four bedrooms, four bathrooms
- Excellent condition throughout

Guide Price £3,000,000

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		78
55-68 D	63	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Share of Freehold 978 years remaining
Service Charge: £8,978 p.a. (Includes reserve fund contributions)
Ground Rent: Peppercorn
Local Authority: Kensington and Chelsea
Council Tax Band: H

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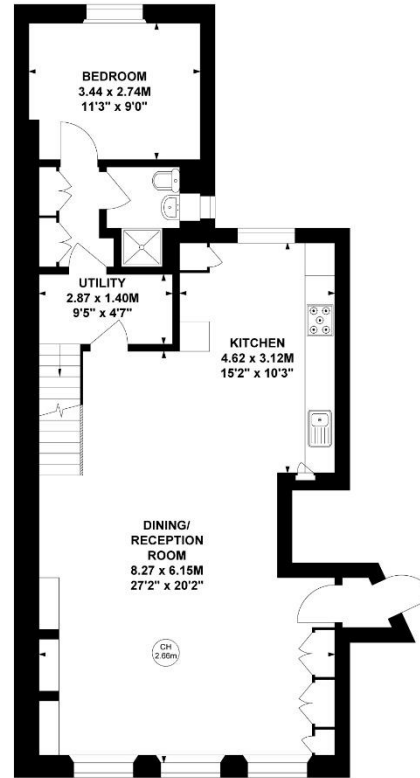
Courtfield Gardens, SW5

Approximate Gross Internal Area
156.00 sq m / 1679 sq ft

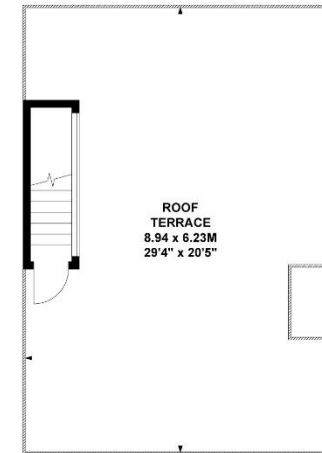
Key :
CH - Ceiling Height



Third Floor



Fourth Floor



Fifth Floor

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

