



Roberts Court  
Barkston Gardens, Earls Court, SW5









An immaculately presented and extensively redesigned two-bedroom ground floor apartment set within a handsome period building on Barkston Gardens, one of SW5's most sought after garden squares. This stylish home offers a spacious reception room with soaring 3.66m ceilings, a sleek modern kitchen with a breakfast bar, and generous proportions throughout.

The principal bedroom features built-in wardrobes and a contemporary en suite, while the second bedroom also includes fitted storage. A separate study area provides the perfect space for a home office, complemented by an additional bathroom. The apartment also benefits from access to beautifully maintained communal gardens (STC) and the convenience of an on-site porter offering security and assistance.

Perfectly positioned between Earl's Court and Gloucester Road stations, Barkston Gardens enjoys excellent transport links, a wealth of local shops, restaurants, and cafes, as well as easy access to the A4/M4 for motorists heading west or to Heathrow.

- Stylish two double bedroom apartment
- High ceilings and wooden flooring
- Views onto communal gardens
- Excellent condition throughout
- Plenty of storage

OIEO £1,500,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	66	77
49-54 <b>E</b>		
35-48 <b>F</b>		
1-34 <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

**Tenure:** Share of Freehold 990 years  
**Service Charge:** £4075  
**Ground Rent:** £50  
**Local Authority:** Kensington and Chelsea  
**Council Tax Band:** G

*Chestertons South Kensington Sales*

44-48 Old Brompton Road  
 London  
 SW7 3DY

southkensington@chestertons.co.uk

020 7589 1234

chestertons.co.uk

Roberts Court,  
Barkston Gardens, SW5

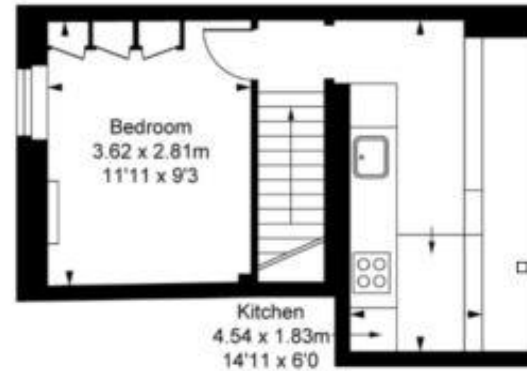
■ Approximate Gross Internal Area  
88.45 sq m / 952 sq ft

■ Storage  
8.23 sq m / 89 sq ft

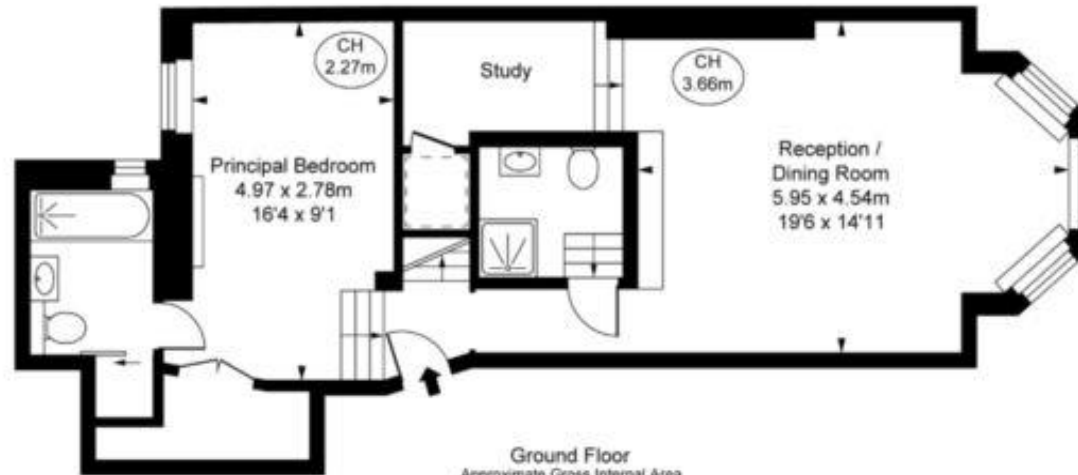
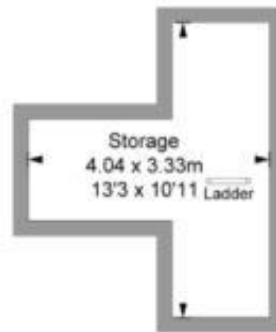
Total Areas Shown On Plan  
96.68 sq m / 1,041 sq ft

( Including restricted height  
under 1.5m ( — — — — ) )

( CH = Ceiling Heights )



First Floor  
Approximate Gross Internal Area  
26.57 sq m / 286 sq ft



Ground Floor  
Approximate Gross Internal Area  
61.88 sq m / 666 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
© Urban Performance

Chesterton UK Services Limited 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 UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is  
100% recyclable