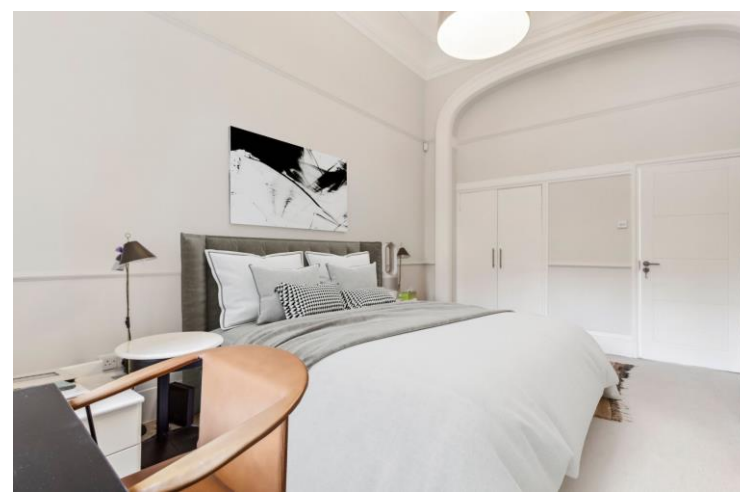




Courtfield Gardens  
South Kensington, SW5

CHESTERTONS









An immaculately refurbished one-bedroom apartment with mezzanine, balcony and garden views, situated on the first floor of an elegant Victorian residence in one of South Kensington's most desirable garden squares.

This exquisite apartment blends period grandeur with contemporary sophistication, offering a beautifully curated living space ready for immediate occupation.

Accessed via a gracious entrance hall with bespoke storage, the property opens into a wonderfully light and voluminous reception room. Full-height French doors frame leafy views and open directly onto a full-width balcony overlooking the private residents' gardens—an idyllic setting for outdoor dining or quiet reflection.

Discreetly positioned to the rear of the property, the double bedroom enjoys exceptional privacy and benefits from generous built-in wardrobes. The adjoining shower room is elegantly appointed, while the separate kitchen is both stylish and practical, with integrated appliances and ample preparation space.

A charming mezzanine level provides a versatile additional space, ideal for use as a study, guest sleeping area or reading retreat—adding both functionality and architectural interest to the layout.

Perfectly located for the cultural and culinary attractions of South Kensington, and moments from excellent transport link

- Communal garden
- First floor
- Balcony
- Excellent natural light

Asking Price £1,295,000

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenure:** Leasehold 926 years 5 months

**Service Charge:** £5804 per Anum (includes reserve fund contributions)

**Ground Rent:** £65 Per Anum

**Local Authority:** Royal Borough of Kensington & Chelsea

**Council Tax Band:** F

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## Courtfield Gardens

Approximate Gross Internal Area = 811 sq ft / 75.4 sq m

Reduced Headroom = 9 sq ft / 0.8 sq m

Total = 820 sq ft / 76.2 sq m  
(Including Mezzanine)



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