



# AN IMMACULATELY PRESENTED FOURTH FLOOR FLAT WITH LIFT AND PORTER

A superb two double bedroom, two bathroom flat in this well-appointed portered mansion block in Earls Court Square. Situated on the fourth floor with lift access, this flat has been immaculately refurbished and now offers enviable lateral living space, with beautiful interiors and an exceptional finish. Benefiting from wooden floors and ceiling heights of over 3 metres, this flat is in a prime location with easy access to the District & Piccadilly lines via Earls Court Underground.

The large reception and dining room provide a perfect space for entertaining, enhanced by the bright, west-facing aspect that fills the rooms with natural light throughout the day. The property also features modern conveniences such as a lift and porter service, ensuring comfort and security for all residents.

Residents can apply to have access to Earls Court Square Gardens, subject to availability.

Earls Court Square is a quiet residential square with little traffic, offering easy access to all the amenities, shops and well-regarded restaurants of the Earls Court area, while staying within easy walking distance of High Street Kensington to the north and the South Kensington & Gloucester Road areas to the east. Transport links are excellent, with Earls Court Underground offering District & Piccadilly line access to the West End and The City or Heathrow, while West Brompton provides rail links to Clapham Junction.





## ACCOMMODATION

Entrance Hall: West Facing Reception/Dining Room: Immaculate Kitchen: 2 Double Bedrooms with Wardrobe Walls: 2 Bathrooms (Principal En-Suite): Lift to 4th Floor: Portage

## LOCATION

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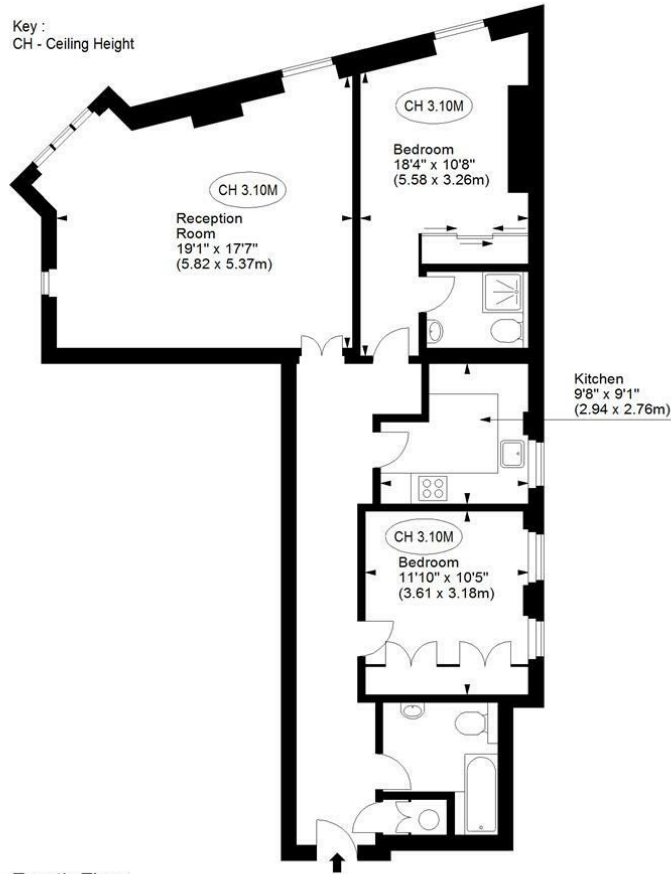


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**Langham Mansions, SW5**  
 Approx. Gross Internal Area  
 973 Sq Ft - 90.39 Sq M

Key:  
 CH - Ceiling Height



Fourth Floor

For illustration purposes only. Not to scale.  
 All measurements are taken and shown at floor level.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## FEATURES

- High ceilings
- Wood floors
- Large reception / dining
- Two double bedrooms
- Two bathrooms
- Good storage
- Bright West facing
- Immaculately presented
- Ready to move into
- Lift and porter

## Terms

**Guide Price: £1,325,000**

**Tenure: Long Leasehold**

**Lease: 974 years from 25th of March 2004**

**Current Service Charge: £2664.60 Approx. tbc**

**Current Reserve Fund: £1610 Approx. tbc**

**Current Ground Rent: £150 per annum**

**Local Authority: RBKC**

**Council Tax Band: F**



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