



EARLS COURT SQUARE | PRIME CENTRAL LONDON SW5

A BEST IN CLASS SECOND FLOOR WITH LIFT & BALCONY OVERLOOKING THE SQUARE

LONG LEASEHOLD: A wonderful second floor (with a lift) two bedroom flat situated on this premier garden square in the Earl's Court district of The Royal Borough of Kensington & Chelsea. This beautiful white stucco fronted building with high quality common parts including a lift is in immaculate order. You are greeted on entering the apartment with a spacious entrance hall leading to a well-lit reception room with high ceilings and breath-taking views overlooking the communal gardens which can be further enjoyed from the balcony with French doors.

There are interconnecting doors linking the reception/living/dining area with the recently installed brand new modern separate kitchen. The generous master bedroom at the rear of the property has extensive built-in wardrobes; the second bedroom at the front of the building would make an ideal home office/guest bedroom; the bathroom is fully tiled and in excellent condition. The apartment boasts in the region of 725 sq ft with a stunning aspect/outlook over the communal gardens so viewing is strongly recommended. The apartment is well located within a 5 minute walk of the Earl's Court Underground (District, Circle and Piccadilly Lines) as well as the extensive facilities and amenities of nearby South Kensington and the immediate surroundings.





ACCOMMODATION

Entrance Hall: Reception/Dining Room: Kitchen: 2 Bedrooms: Bathroom: Balcony: Access to Communal Gardens

LOCATION

Earls Court Square is within easy reach of a wide variety of high end shops and facilities of Earl's Court, South Kensington, Gloucester Road and the Old Brompton Road, and within walking distance of Kensington Gardens and Hyde Park. With direct links via the London Underground from nearby Earls Court, Gloucester Road and S.Kensington stations to the City, the West End and Heathrow, the apartment also benefits from excellent connections via the A4, M4 and M25 and is close to the extensive cycle network linking the area to the West End and City through London's parks.



CALL US NOW TO BOOK AN APPOINTMENT OR TO ENQUIRE FURTHER



Terms

Price: £1,315,000

Tenure: Long Leasehold

Lease: Expires 24th December 2129

Local Authority: The Royal Borough of Kensington & Chelsea

Service charge: £3,500 per annum

Ground rent: £1 per annum

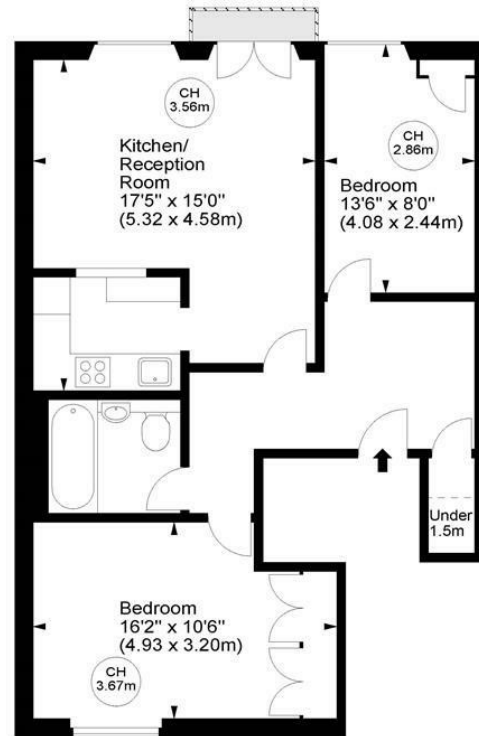
Ground rent review period: tbc

Council Tax Band: F

Earl's Court Square, SW5

Approx. Gross Internal Area
725 Sq Ft - 67.35 Sq M

Key :
CH - Ceiling Height



Second 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	81
EU Directive 2002/91/EC		

FEATURES

- 2 Bedroom Flat with High Ceilings up to 3.67 m
- French Doors with Balcony
- Lift Access to Second Floor
- Commanding View to Survey the Communal Gardens to which the property enjoys access
- Beautiful Stucco Fronted Period Property
- Grand Entrance Hallway to Building
- Long Leasehold of 105 year Approx Remaning - The Rest of the Building is a Share of Freehold
- The Premier Square of Earls Court
- Excellent Storage
- Long Leasehold - Please call or email to ask any questions related to Leasehold



0207 370 4343

<https://www.white-estates.co.uk/>

sk@white-estates.co.uk

176 Old Brompton Road, London, SW5 0BA