



AN IMMACULATELY REFURBISHED TWO BEDROOM APARTMENT

LONG LEASEHOLD: Welcome to Courtfield Gardens, a tranquil oasis in a beautiful and secluded pocket of South Kensington.

With 999 years from 1952 this classic well configured apartment has been fully refurbished throughout and with the period features to complement. It exudes tranquillity in harmony with the communal garden opposite to which the property enjoys access. You will delight in the thought and care that has been taken in refurbishment so as to present an uncompromising two double bedroom property with 953 sq ft (88.53 sq m) and up to 3.49 m ceiling height as its starting point.

Perfectly situated on a quiet and peaceful part of Courtfield Gardens square, the reception bay window has a west aspect overlooking the communal gardens, from which point you can enjoy the silence in Prime Central London with a wondrous outlook from the comfort of your own reception room bay window.





ACCOMMODATION

Entrance Hall: Generous Reception/Dining Room with Bay Window: Fully Equipped Kitchen: Two Double Bedrooms with Fitted Wardrobe Walls: Two New Bathrooms (Family Bathroom & Shower En-Suite)

LOCATION

Courtfield Gardens is within easy reach of a wide variety of high end shops and facilities of South Kensington, the shops of 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 Gloucester Road and South 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.





ACCESS TO COMMUNAL GARDENS



Terms

Price: £1,500,000

Tenure: Leasehold

Lease: 999 years from 15th December 1952

Ground Rent: £70 Per Annum

Bi-Annual Service Charge in Advance: £2700 inc.

Reserve Fund Contribution

Local Authority: The Royal Borough of Kensington and Chelsea Council Tax Band: G

EPC: D

Courtfield Gardens, SW5

Approx. Gross Internal Area
953 Sq Ft - 88.53 Sq M

Key :
CH - Ceiling Height



Raised Ground 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	60	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FEATURES

- Two Double Bedrooms
- Generous Reception/Dining Room
- High Ceilings up to 3.49 M
- Period Features/ Double Glazing
- Ceiling Rose & Cornice/ Beautiful Wood Flooring
- Access to Communal Gardens
- 999 years from 1952
- East-West Orientation/ Immaculately Kept Building



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