



Courtfield Gardens, London SW5

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A beautifully presented, refurbished one bedroom apartment with a mezzanine level, located on the first floor of an elegant Victorian building in Courtfield Gardens, SW5. This property presents an excellent opportunity to acquire a well-finished home on a sought-after garden square, ready to move into.

The property opens into a welcoming hallway with built-in storage, leading to a bright and spacious reception room, perfect for both entertaining and everyday living. Floor-to-ceiling French doors flood the space with natural light, creating an airy and inviting atmosphere. These doors open onto a full-width balcony overlooking the garden-an ideal space for al fresco dining.



Asking price: £1,295,000

Tenure: Leasehold: approximately 926 years remaining

Service charge: approximately £5,804 per annum (including reserve fund contributions), reviewed every year, next review due 2026

Ground rent: •approximately £65 per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: F



Adjacent to the reception area is a well-appointed kitchen featuring integrated appliances, ample storage and plenty of worktop space. The generously sized double bedroom is thoughtfully positioned for privacy at the rear of the property, offering extensive built-in storage. The main level also includes a stylish shower room, conveniently located off the hallway. A standout feature of this property is the mezzanine level, providing a flexible space that could serve as a home office, guest area, or snug. This elevated area adds versatility to the layout, enhancing the apartment's offering.

•Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.•

•Please also note that we have been unable to confirm the date of the next review for the ground rent. You should ensure that you or your advisors make your own enquiries.•



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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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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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