






COURTFIELD GARDENS

London, SW5



A BEAUTIFUL APARTMENT ON A PRIME GARDEN SQUARE IN SW5

An immaculate two bedroom apartment on the second floor (with lift) of a characterful period building. The apartment has been extensively renovated to the highest standard.

			EPC
2	2	1	C

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Share of freehold. Approximately 946 years remaining on the lease.

Service charge: £8,825 per annum, reviewed annually. Please enquire for next review date.

Guide Price: £1,990,000



WITH THE BENEFIT OF ACCESS TO COURTFIELD GARDENS

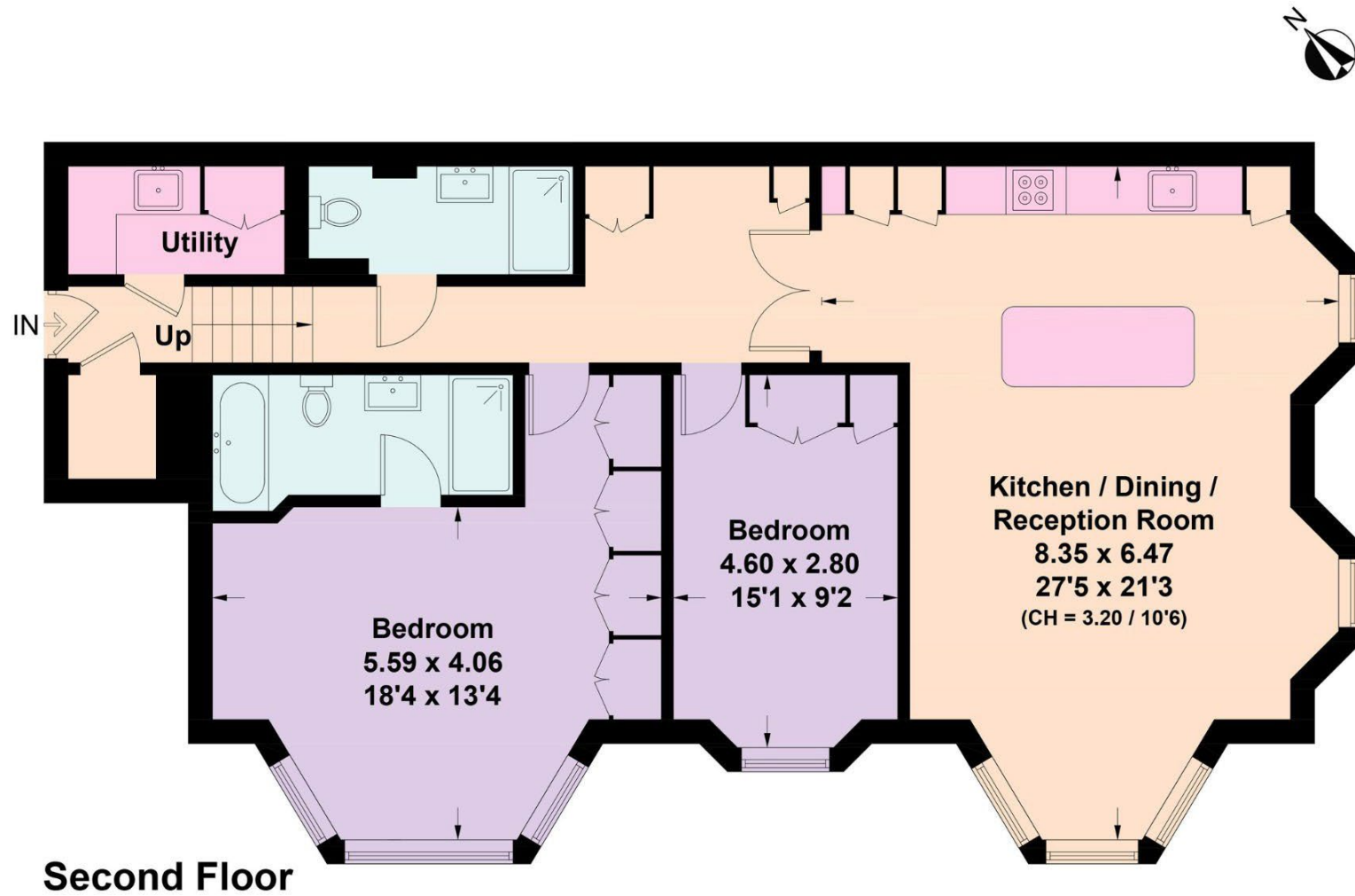
The apartment comprises an impressive open-plan kitchen, living, diner with dual aspect windows, which flood the rooms with light. The kitchen is complete with Bosch appliances, a Quooker hot tap, downdraft induction hob and features a stylish island, making for an excellent entertaining space. Integrated speakers can be found in the reception room ceiling and stylish herringbone flooring runs throughout. There are two generous double bedrooms, both with fitted wardrobes. The principle bedroom has a bright bay window and an en-suite bathroom. There is a separate family bathroom and a useful utility room. The hallway is a generous width, with plenty of space for a desk.

Located in a highly regarded area, the property quietly occupies a prime position in Courtfield Gardens, a large 19th-century residential garden square. Its central location allows residents to enjoy the vibrant atmosphere and amenities of Gloucester Road, Earl's Court, and South Kensington.









Courtfield Gardens
Approximate Gross Internal Area = 110.2 sq m / 1186 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Claire Mengham
+44 7866 063 277
claire.mengham@knightfrank.com

Knight Frank South Kensington and Chelsea
352A King's Road
Chelsea, London SW3 5UU

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.