



Earl's Court Square, London SW5

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A beautifully presented four bedroom lateral apartment, situated on the second floor of a handsome red brick Victorian building. Spanning approximately 2,239 sq ft, this impressive residence offers spacious living areas, ceiling heights of three metres, a well-considered layout and a full-width balcony.

The apartment opens into a generously proportioned hallway with floor-to-ceiling wardrobe storage, which leads directly into an expansive kitchen/reception room. This exceptional space features a modern kitchen with an island, offering the perfect balance of style and functionality. The room has elegant French doors that open out to a full-width balcony.



**Asking price:** £3,000,000

**Tenure:** Share of freehold plus leasehold, approximately 977 years remaining

**Service charge:** approximately £8,770.24 per annum (including sinking fund contributions), reviewed every year, next review due 2025

**Local authority:** Royal Borough of Kensington & Chelsea

**Council tax band:** G





The principal bedroom is discreetly positioned towards the rear of the apartment, featuring floor-to-ceiling wardrobe storage and a sleek en suite. Two additional double bedrooms, also located at the rear, offer ample integrated storage and share access to a separate bathroom. The fourth bedroom, positioned at the front, benefits from built-in storage, balcony access, and is conveniently served by a separate shower room, which is located in the hallway.

Wetherby Mansions is a desirable mansion block positioned off Earl's Court Road, situated at the heart of the vibrant hub of Earl's Court, known for its exceptional transportation links, restaurants, pubs and fantastic shopping opportunities. Earl's Court Underground Station is located nearby, which is serviced by the District, and Piccadilly lines, enabling excellent transport connections to explore the city with ease. Additionally, St Pancras International, directly accessed via the Piccadilly line, facilitates the convenience of international travel, providing seamless connections to various destinations.



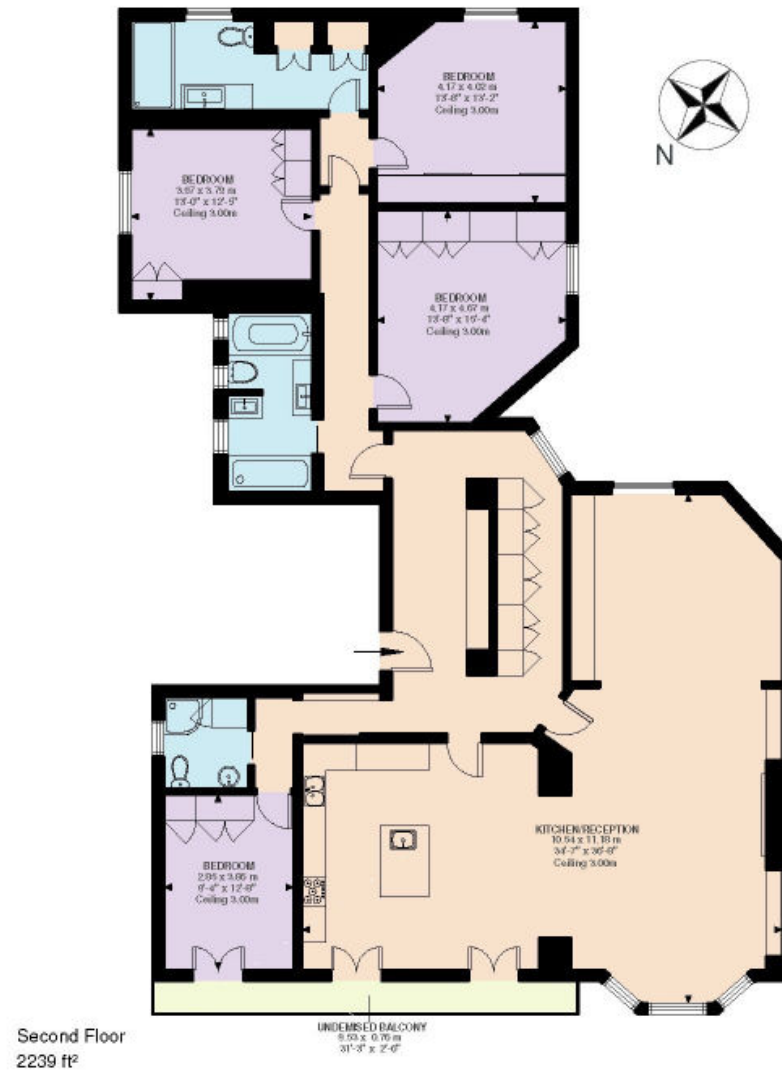




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Approximate Gross Internal Floor Area  
208.03 sq m / 2239 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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