

## Collingham Place, , London, SW5 0QF

- 1 Bedroom Duplex
- Earls Court Station
- Fully Fitted Kitchen
- CTB-D
- Two-Storey Apartment
- Excellent Transport links: District /Circle/Piccadilly Line
- Local Amenities
- EPC-D

**£2,500 Per Month**



# Collingham Place, , London, SW5 0QF

## DESCRIPTION

Nestled in the charming area of Collingham Place, London, this delightful one-bedroom duplex apartment offers a perfect blend of modern living and classic elegance. Spanning an impressive 538 square feet, the property is designed to maximise space and comfort, making it an ideal choice for individuals or couples seeking a stylish urban retreat.

Upon entering, you are greeted by a welcoming atmosphere that flows seamlessly throughout the apartment. The well-appointed living area is perfect for relaxation or entertaining guests, while the thoughtfully designed kitchen provides all the necessary amenities for culinary enthusiasts. The bedroom, a tranquil haven, promises restful nights and is complemented by a contemporary bathroom that features modern fixtures and finishes.

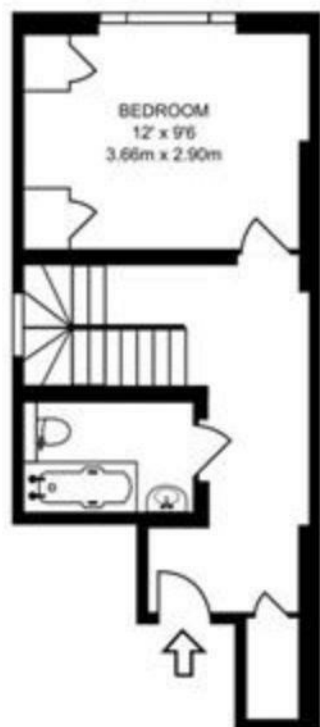
The duplex layout adds a unique charm, allowing for a distinct separation between living and sleeping areas, enhancing both privacy and functionality. With its prime location, residents will enjoy easy access to a variety of local shops, cafes, and transport links, making it convenient to explore all that London has to offer.

This apartment is not just a home; it is a lifestyle choice, offering the perfect balance of comfort and convenience in one of the city's most sought-after neighbourhoods. Whether you are looking to invest or seeking a new place to call home, this property is a must-see.









RAISED GROUND FLOOR GROSS INTERNAL FLOOR AREA  
285 SQ FT/26.45 SQ M



LOWER GROUND FLOOR GROSS INTERNAL FLOOR AREA  
283 SQ FT/26.27 SQ M

This plan has been drawn for illustrative and identification purposes only.

### Viewings

Please contact [towerbridge@hunters.com](mailto:towerbridge@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.