

# LCP/PrivateOffice

est.1990

Courtfield Gardens, Gloucester Road SW5  
Asking Price £995,000 STC



## Description

A contemporary two bedroom flat on the second floor of an attractive period terraced building with views over the gardens of St Jude's Church.

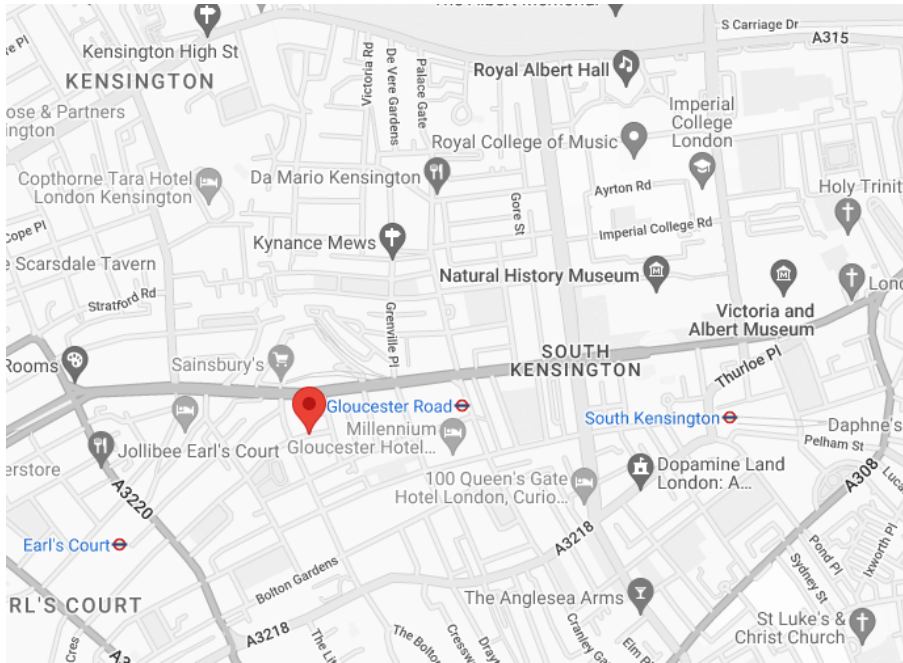
The property is presented in good order and comprises a south facing, open plan kitchen / reception room, two double bedrooms with fitted wardrobes, bathroom, shower room and a separate utility room on the half landing. Additionally, residents are able to apply for access to the communal gardens.

Courtfield Gardens is equidistant to Gloucester Road and Earl's Court Underground Stations, giving it access to the Circle, District and Piccadilly Lines with excellent links to the West End, The City and Heathrow Airport.

## Accommodation

Second Floor Apartment | Reception Room | Open Plan Kitchen | Two Bedrooms | Bathroom | Shower Room | Separate Utility | 724 sq ft (67 sq m)

<b>Asking Price</b>	£995,000 STC
<b>Lease</b>	26 <sup>th</sup> September 2998
<b>Service Charge</b>	£5,857 per annum (inc.reserves)
<b>Ground Rent</b>	Peppercorn
<b>Council Tax</b>	RBK&C Band G



## COURTFIELD GARDENS, SW5

Illustration For Identification Purposes Only. Not to Scale

\* As Defined by RICS - Code of Measuring Practice

**APPROX. GROSS INTERNAL AREA \***

724 Ft<sup>2</sup> - 67.26 M<sup>2</sup>

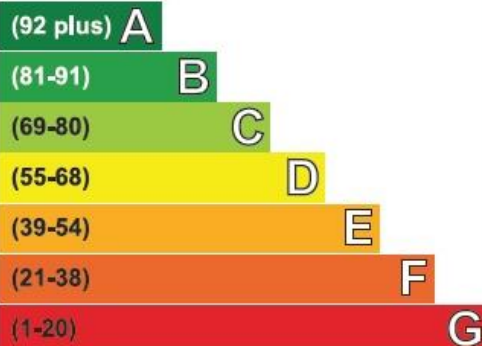
(Utility : 45 Ft<sup>2</sup> - 4.1 M<sup>2</sup>)



**Second Floor**

## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

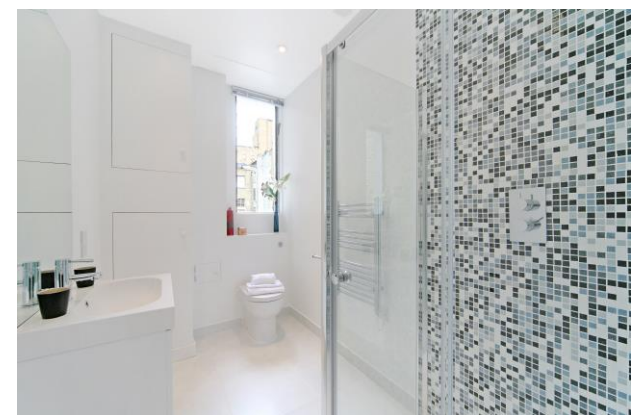
Current	Potential
76	84





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