



Barkston Gardens
Earls Court, SW5

CHESTERTONS





A grand and beautifully presented mansion apartment offering in excess of 1,700 sqft of generously proportioned accommodation, flooded with natural light and complete with a private balcony.

Situated on the third floor of a well-run red-brick mansion building with lift access, the apartment is in excellent condition throughout. An impressive double reception room features 3.04m ceilings, wooden flooring and access to the balcony, creating an elegant setting for both relaxing and entertaining. A separate eat-in kitchen provides ample dining space, while four bedrooms with fitted wardrobes are served by two bathrooms, including an en suite to the principal bedroom. Excellent storage is provided throughout.

The building further benefits from a porter, and residents have access to the stunning communal gardens of Barkston Gardens.

Barkston Gardens is an attractive residential garden square, conveniently located for the shops, cafés, restaurants and transport links of both Earl's Court and Gloucester Road.

CGI Furniture has been used

- Beautifully presented four-bedroom mansion apartment extending to over 1,700 sqft
- Grand double reception with 3.04m ceilings, abundant natural light and a private balcony
- Separate eat-in kitchen, two bathrooms and excellent fitted storage
- Third floor with lift access, porter and access to stunning communal gardens

Asking Price £2,500,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	83 B

Tenure: Share of Freehold 993 years
Service Charge: £8349.2 Inc. sinking fund
Ground Rent: £0
Local Authority: Kensington and Chelsea
Council Tax Band: G

Chestertons South Kensington Sales

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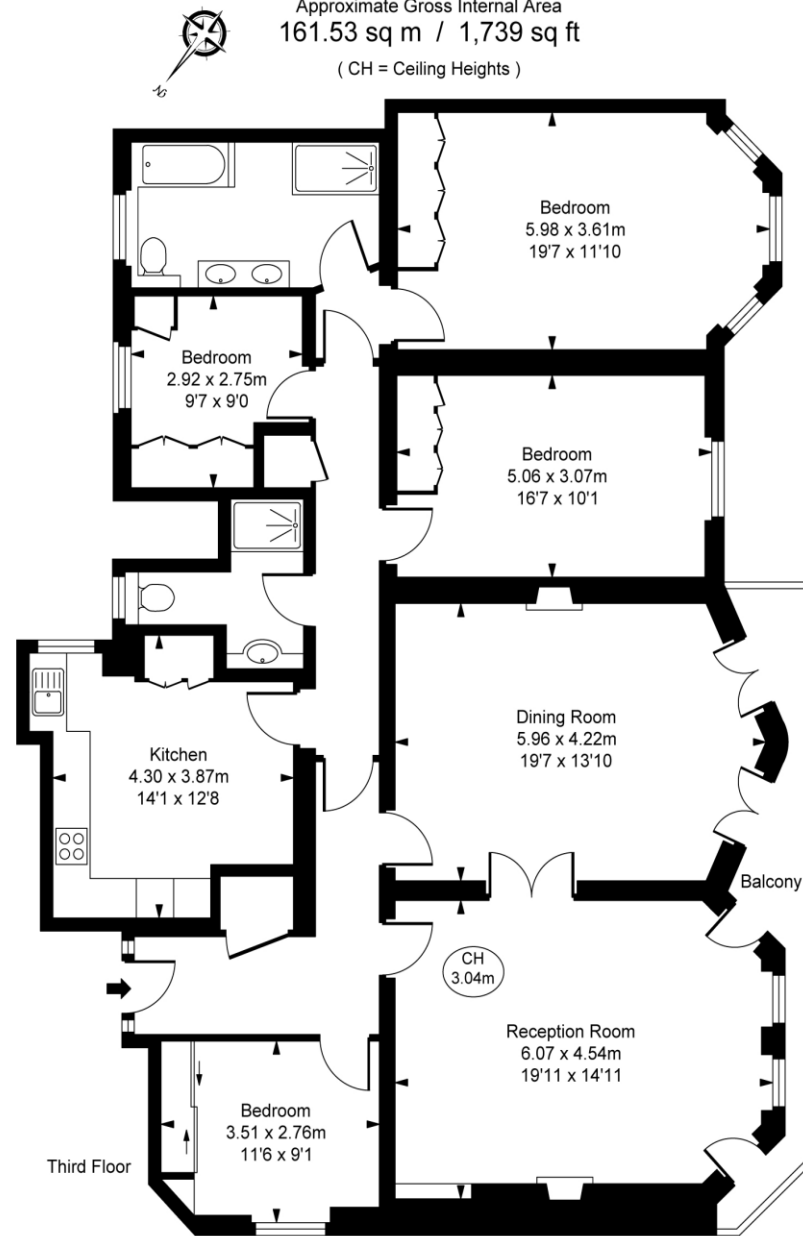
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Approximate Gross Internal Area
161.53 sq m / 1,739 sq ft

(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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