



Barkston Gardens
Earls Court, SW5

CHESTERTONS





An immaculately presented, design led two bedroom apartment set within an elegant period building on highly sought after Barkston Gardens.

With a strong sense of style, this apartment has been thoughtfully reimagined, blending contemporary design with the scale and character of the original building. Soaring 3.66m ceilings, clean architectural lines and a cohesive, modern aesthetic throughout result is a space that feels both refined and effortlessly cool. The reception boasts full-height windows framing green views over the communal gardens and bringing a softness to the otherwise crisp interior. The sleek, minimalist kitchen with a breakfast bar sits on the upper level enjoying views over the reception and towards the gardens. Both double bedrooms are quietly positioned and consistently styled, with bespoke storage. The principal suite is complete with a contemporary en suite, while the second bedroom is equally well considered. A cleverly integrated study area adds flexibility, creating a dedicated work-from-home area. Further benefits include access to beautifully maintained communal gardens (STC) and the convenience of an on-site porter.

Perfectly positioned between Earl's Court and Gloucester Road, Barkston Gardens offers excellent transport links, a vibrant mix of cafés and restaurants, and easy access to the A4/M4 for routes west and Heathrow.

- Stylish two double bedroom apartment
- High ceilings and wooden flooring
- Views onto communal gardens
- Excellent condition throughout

Asking Price £1,380,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		
81-90 B		
72-81 C		
63-71 D	66	77
55-62 E		
47-54 F		
39-46 G		
31-38		
23-30		
15-22		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Share of Freehold 989 years

Service Charge: £4075

Ground Rent: £50

Local Authority: Royal Borough of Kensington & Chelsea

Council Tax Band: G

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Roberts Court,
Barkston Gardens, SW5

Approximate Gross Internal Area

88.45 sq m / 952 sq ft



Storage

8.23 sq m / 89 sq ft



Total Areas Shown On Plan
96.68 sq m / 1,041 sq ft

(Including restricted height
under 1.5m (- - - -))

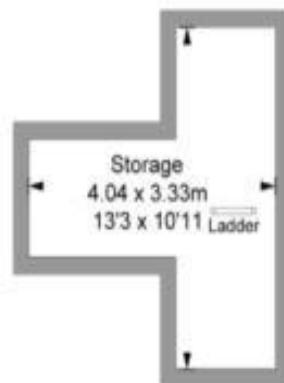
(CH = Ceiling Heights)



First Floor

Approximate Gross Internal Area

26.57 sq m / 286 sq ft



Ground Floor

Approximate Gross Internal Area

61.88 sq m / 666 sq ft

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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