



Collingham Gardens, Earls Court, SW5 0HL

Guide Price £1,950,000 Leasehold

## Introducing Collingham Gardens...

Positioned on the west corner of a red-brick Victorian terrace, this spacious three-bedroom maisonette benefits from dual south and west aspects and rare access to both Bramham and Collingham Gardens.

The raised ground floor features a bright reception room with garden views and space for both dining and lounging, alongside a well-planned kitchen. The lower level offers three generous double bedrooms, including a principal suite with a walk-in dressing room and en suite bathroom with separate shower.



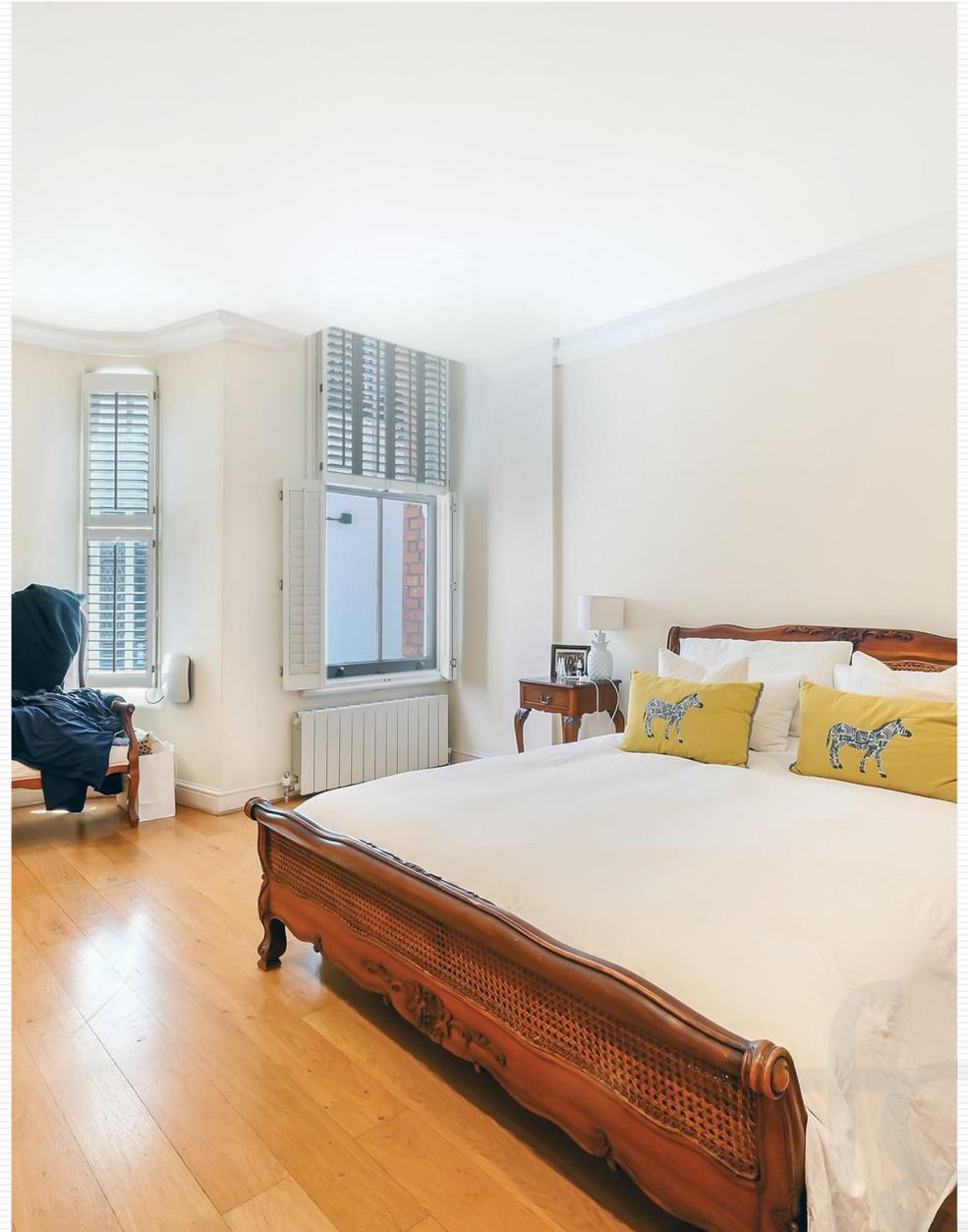
## Welcome to Earls Court...

Collingham Gardens is exceptionally located between Gloucester Road and Earl's Court stations, with the added benefit of having access to two garden squares, excellent transport links, shops, and restaurants nearby. Resident's parking is readily available.



- Split Level Apartment
- Handsome Corner Development Overlooking Garden Squares
- 3 Bedrooms
- Large Living Room / Dining Room
- Separate Kitchen
- 2 bathrooms and utility room
- Dual Views
- Private Patio
- Conveniently located for Waitrose and Sainsburys and within walking distance to West Brompton Station
- Lease Length 180 years. Available with no Onward Chain

## Collingham Gardens





# COLLINGHAM GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA :  
1402 SQ FT- 130.16 SQ M

KEY :  
CH - CEILING HEIGHT



LOWER GROUND FLOOR

RAISED GROUND FLOOR



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

| Energy Efficiency Rating  |                         | Environmental Impact (CO <sub>2</sub> ) Rating  |                         |
|---|-------------------------|---|-------------------------|
| Current   | Potential               | Current   | Potential               |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b> |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) <b>A</b> |                         |
| (81-91) <b>B</b>  |                         | (81-91) <b>B</b>  |                         |
| (69-80) <b>C</b>  |                         | (69-80) <b>C</b>  |                         |
| (55-68) <b>D</b>  |                         | (55-68) <b>D</b>  |                         |
| (39-54) <b>E</b>  |                         | (39-54) <b>E</b>  |                         |
| (21-38) <b>F</b>  |                         | (21-38) <b>F</b>  |                         |
| (1-20) <b>G</b>   |                         | (1-20) <b>G</b>   |                         |
| Not energy efficient - higher running costs                       |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions                       |                         |
| <b>England &amp; Wales</b>  | EU Directive 2002/91/EC | <b>England &amp; Wales</b>  | EU Directive 2002/91/EC |

Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



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