



MAPLEWOOD
PROPERTY & INVESTMENTS LTD.

Substantial Upper Maisonette in a Prime Kensington Garden Square, with Private Entrance and Rear Garden.

PHILBEACH GARDENS, SW5

£2,700,000





This substantial upper maisonette offers over 2,500 square feet of well-arranged accommodation on a highly sought-after garden square in Earl's Court, with its own private entrance and rear garden.

The ground floor features a private entrance hallway with original tiled flooring, leading to a generous double reception room with defined living and dining areas. To the rear, the kitchen provides direct access to the private garden, ideal for everyday living and entertaining.

The upper floors offer extensive accommodation, with the first floor comprising two large double bedrooms, two single bedrooms and a family bathroom. The second floor provides a further two generous double bedrooms, an additional single bedroom, a family bathroom and a separate utility room.

Original period features including fireplaces, corning, high ceilings and sash windows are retained throughout. The property offers excellent scope for reconfiguration and personalisation, and is offered chain free with a lease in excess of 950 years.

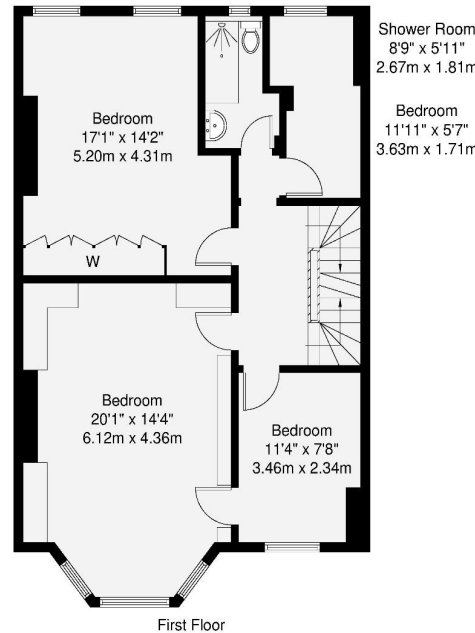
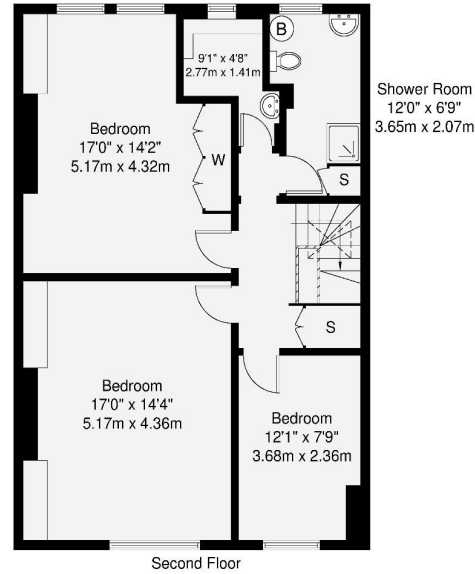
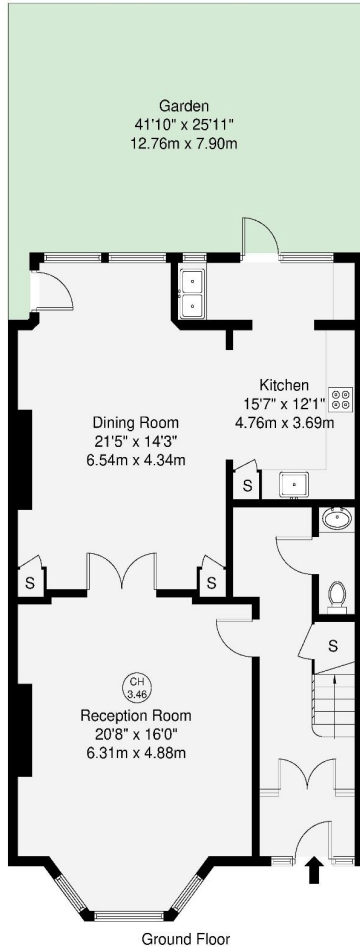


Situated within the Royal Borough of Kensington and Chelsea, Philbeach Gardens provides a calm, leafy residential setting. Earl's Court Underground Station is within easy reach, offering access to the District, Circle and Piccadilly lines, with a wide range of shops, restaurants and local amenities nearby.

Chain Free | Long Lease (950+ Years)
Service Charge: To Be Confirmed
Royal Borough of Kensington & Chelsea
Ground Rent: TBC



PHILBEACH GARDENS, SW5



Philbeach Gardens, SW5

- Substantial Upper Maisonette in a Superb Location
- Private Entrance & Enclosed Rear Garden
- Over 2,500 sq ft / 237.5 sq m of Accommodation
- Generous Double Reception Room, Semi-Open Kitchen
- Original Period Features Retained Throughout
- Prime Garden Square in the Royal Borough
- Chain Free with Long Lease (950+ Years)



2,556 sq ft | 237.5 sq m

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92–100) A		
(81–91) B		
(69–80) C		
(55–68) D		
(39–54) E		
(21–38) F		
(1–20) G		
Not energy efficient – higher running costs		
		8
	5	

Approx Gross Internal Area:
2,556 sq ft / 237.5 sq m

Patio Garden:
1,085 sq ft / 100.8 sq m

Total Area Inc. Outside Space:
3641 sq ft / 338.3 sq m

The floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

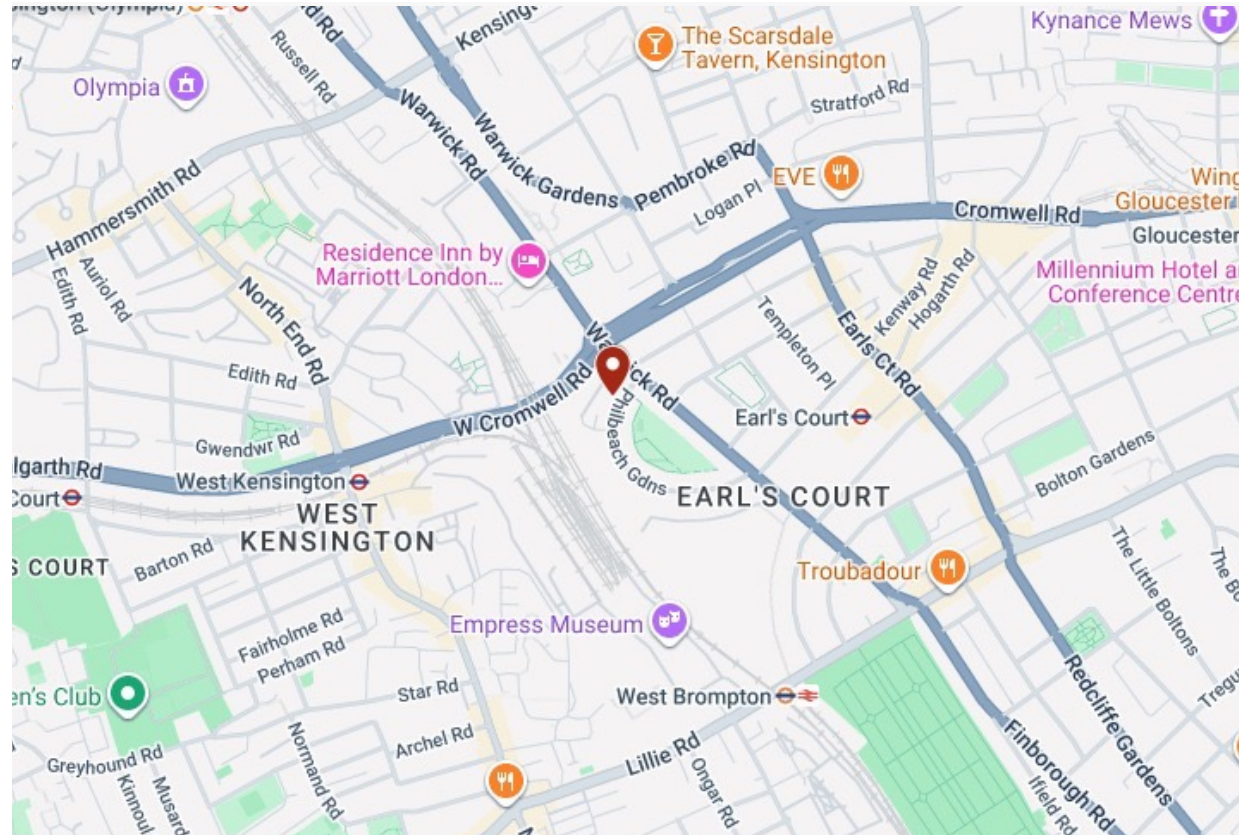


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