

WHITE ESTATES

COURTFIELD GARDENS | SOUTH KENSINGTON GARDEN SQUARE SW5

AN EXECUTIVE ONE BEDROOM APARTMENT WITH AIR CONDITINING, LIFT & PORTER

A delightfully bright and unusually LARGE ONE BEDROOM apartment (c. 704 sq ft/65 sq m), located on the fourth floor with LIFT, PORTER & AIR CONDITIONING. Set within a beautiful semi-stucco period conversion, this apartment is both generous in size and well configured to include an entrance hall, a well sized reception room, separate kitchen suitable for a large dining/breakfast table area, a large bedroom with a wardrobe wall and a bathroom.

This flat further benefits from access to one of London's most beautiful garden squares and well located areas, in the heart of this exclusive neighbourhood.

The flat is bright throughout and has attractive neutral décor with quality fittings; fitted wardrobes, fully tiled bathrooms, and attractive wood flooring to the living areas.

The apartment enjoys great quiet while being close to all of the excitement and action of Prime Central London. The building is entered on the raised ground floor forming part of a fine stuccoed terrace with a passenger lift to the fourth floor. Residents' parking for The Royal Borough of Kensington and Chelsea is available.













ACCOMMODATION

Entrance Hallway: Double Bedroom with Fitted Wardrobes: Reception Room: Large Eat-in Kitchen: Bathroom: Lift: Porter: Access to the Communal Gardens

LOCATION

Courtfield Gardens is within easy reach of a wide variety of high end shops and facilities of South Kensington, Earl's Court and Gloucester Road/South Kensington SW7, and within walking distance of Holland Park, Kensington Gardens and Hyde Park. With direct links via the London Underground from nearby Gloucester Road, High Street Kensington and Earl's Court, stations to the City, the West End and Heathrow, the apartment also benefits from excellent connections via the A4, M4 and M25 and is close to the extensive cycle network linking the area to the West End and City through London's parks. The Victoria & Albert Museum and the Science & Natural History Museums are close by as well as both Knightsbridge shopping (Harrods) and Westfield (a 10 minute bus ride).









ACCESS TO THE WONDERFUL COMMUNAL GARDENS ACCESSED OPPOSITE THIS ELEGANT SEMI STUCCO VICTORIAN TERRACE BUILDING

Sale Price (£): £870,000

Council tax band: F

Tenure: Leasehold & Share of freehold

Length of lease term (years remaining): 974 years remaining approx.

Annual ground rent amount: £150 tbc

Ground rent review period (year): tbc

Review increase %: tbc

Annual service charge amount (£): £6000 to £7000 tbc (NB: This includes reserve fund, porter, lift & air conditioning servicing)

Property Type: Flat/Apartment

Construction materials: Brick

Utilities:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

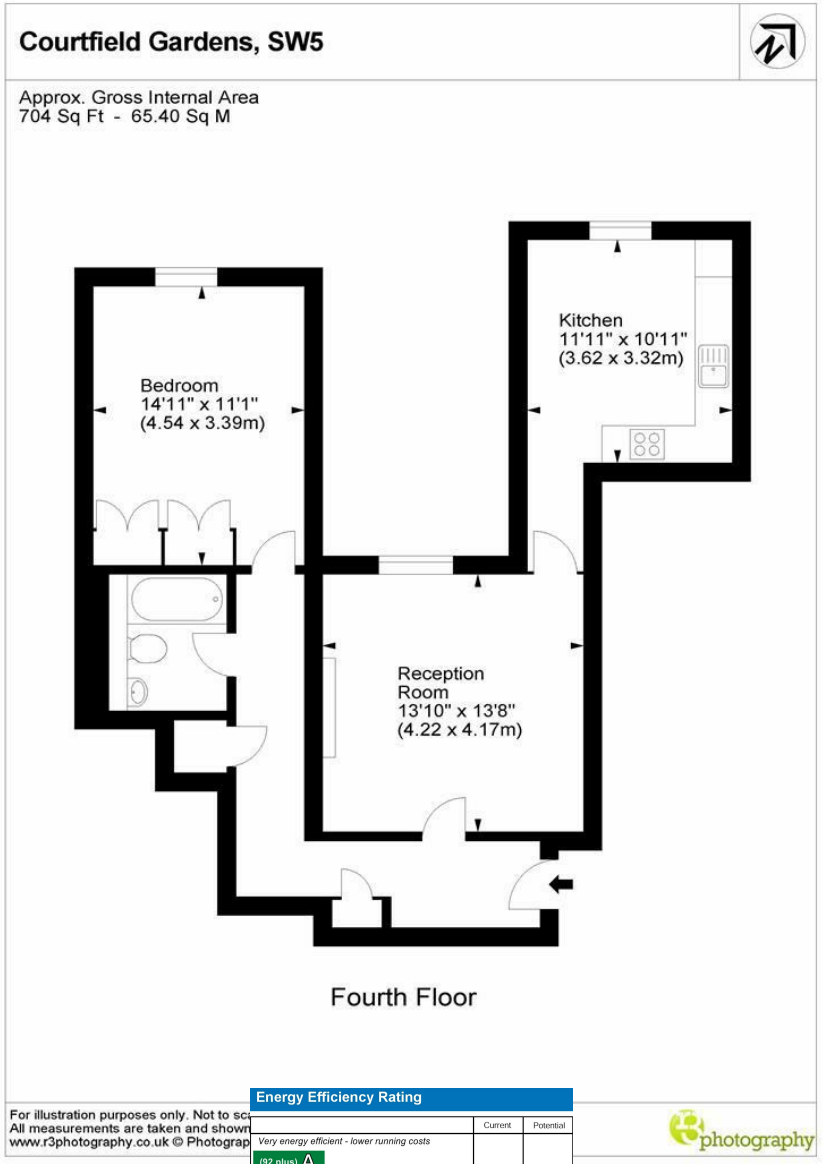
Heating: Gas Mains

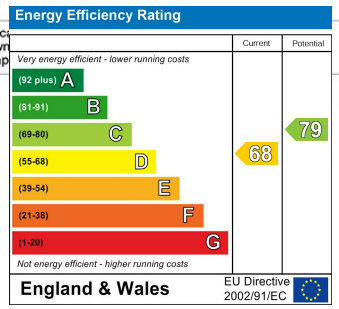
Broadband: FTTC

Broadband speed: Please check Ofcom Broadband Checker

Mobile signal/coverage: Please check Ofcom Mobile Checker

Parking: Street Parking Permit Required





FEATURES

- Large reception with room for a study table
- Spacious kitchen suitable for entertaining with ample space for breakfast/dining table
- Air conditioning servicing included within service charge
- Very secure with porter included within the service charge
- Lift included within the service charge
- Bright reception, kitchen and bedroom
- Very well maintained and managed building with pristinely kept common parts
- Access to the Communal Gardens
- Within the Royal Borough of Kensington & Chelsea
- Approx Floor Area: 704 Sq Ft (65 Sq M)

WHITE ESTATES

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