





### Key Features

- A contemporary, exquisitely-finished one bedroom flat
- Bright open plan reception with modern kitchen
- Large double bedroom with access to private patio
- Excellent storage space throughout
- Communal gardens access (by separate negotiation)

### Description

A spacious and desirable one bedroom flat with a sleek and highly contemporary look set in a well-maintained period building in the sought-after Courtfield Gardens. The property features a bright open plan reception area with modern fully-fitted kitchen, a large modern bedroom with fitted wardrobes and direct access to a small patio area, and a modern family bathroom. The flat also benefits from one large storage cupboard located in the hallway. There is access to the beautiful Courtfield Gardens square exclusively for the use of residents (by separate arrangement).

### Situation

Courtfield Gardens is an exceptionally quiet street in the heart of South Kensington, but benefits from being only two minutes walk from Gloucester Road underground station (District&Circle and Piccadilly Lines).

\*\*\*The lease has been recently extended to 999 years.



COURTFIELD GARDENS,  
SOUTH KEN, SW7

Terms

**Price:** £540,000  
**Tenure:** Share of 957 Years Unexpired Freehold  
**Service Charge:** £1000.00 Annually  
**Ground Rent:** N/A  
**Local Authority/Council Tax:** RBKC Band E £2,008.64  
**Viewing:** Exclusively by appointment with M2 Property - Please call 020 7043 8431  
**Parking:** Residents Parking

Approximate Gross Internal Area = 51.6 sq m / 555 sq ft

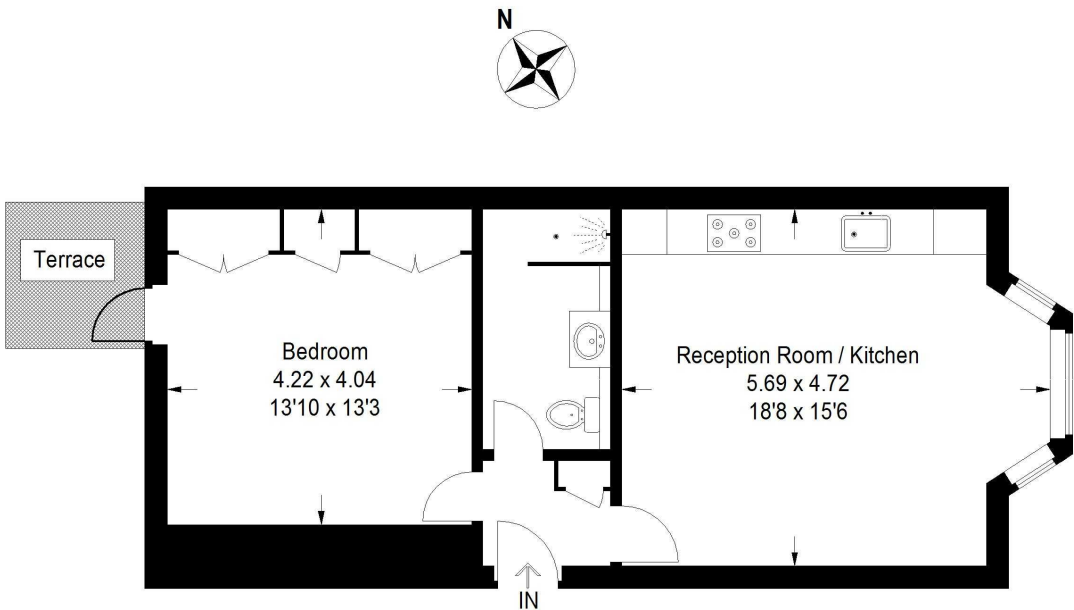


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| Energy Efficiency Rating                                                                                                                                                                                                                                                                                                                                               |           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                                                                                                               |           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                                                                                                                                                                                                                | Potential | Current                                                                                                                                                                                                                                                                                                                                                                                                      | Potential |
| <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> |           | <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(50-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |           |
| 71                                                                                                                                                                                                                                                                                                                                                                     | 78        | 71                                                                                                                                                                                                                                                                                                                                                                                                           | 80        |
| England, Scotland & Wales EU Directive 2002/91/EC                                                                                                                                                                                                                                                                                                                      |           | England, Scotland & Wales EU Directive 2002/91/EC                                                                                                                                                                                                                                                                                                                                                            |           |
| The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.                                                                                                                                                                                       |           | The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> ) emissions. The higher the rating the less impact it has on the environment.                                                                                                                                                                                                 |           |



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