

For Sale



LCP/PrivateOffice
est.1990

Courtfield Road SW7

+44 (0) 207 723 1733 / sales@lcprivate.com

£695,000

Courtfield Road SW7

£695,000

A one bedroom, second floor flat of an attractive period conversion close to Gloucester Road Underground Station.

The accommodation briefly comprises a bedroom with built in storage, bathroom and a reception room which leads through to a fully fitted kitchen.

Courtfield Gardens is moments from Gloucester Road station (Circle, District and Piccadilly underground lines) which provides direct access to the West End, The City, Notting Hill Gate or west to Heathrow. The green spaces of Kensington Gardens are less than a mile to the north.

Asking Price: £695,000 STC

Lease: Share of Freehold

Council Tax: RBKC Band F

Service Charge: £4,540 per annum

Ground Rent: peppercorn

Current EPC Rating: 75 (C)

Potential EPC Rating: 80 (C)

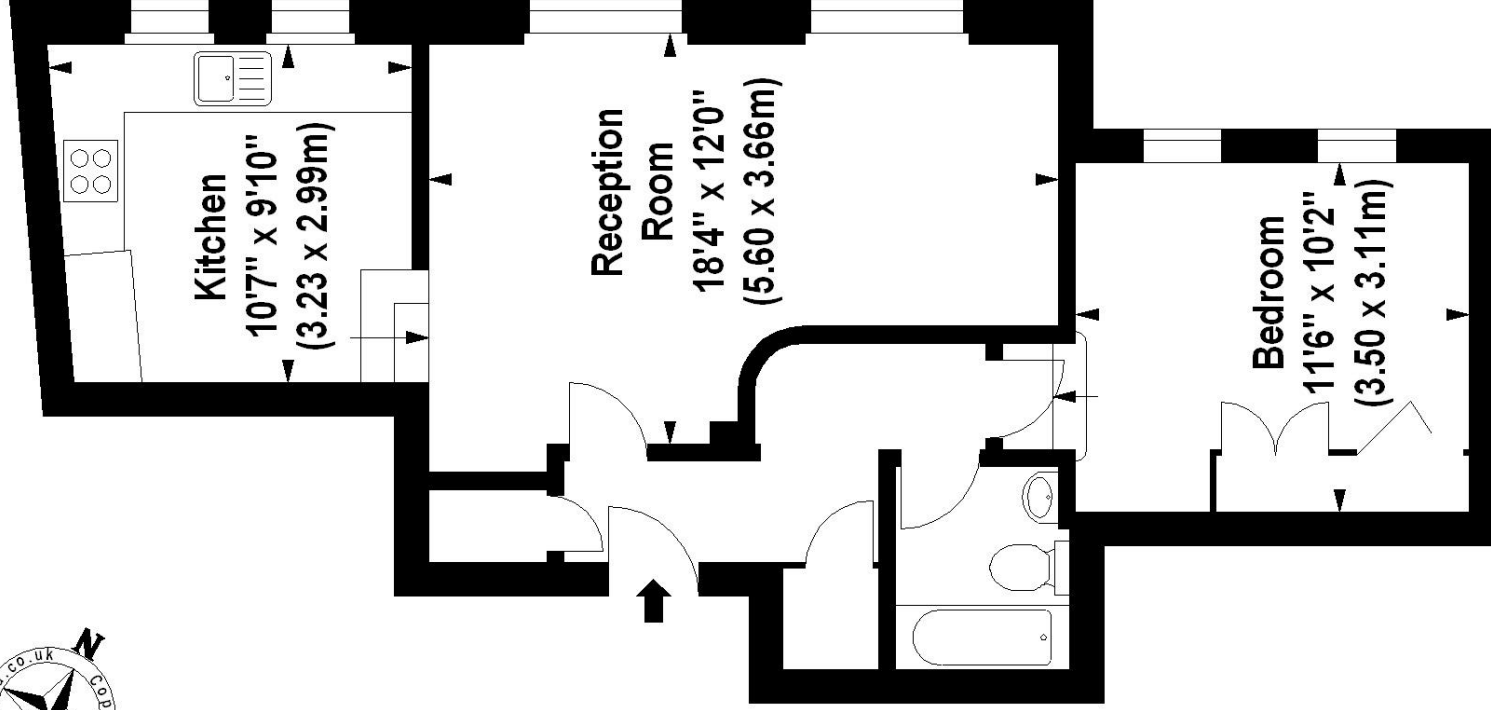




Courtfield Road, SW7

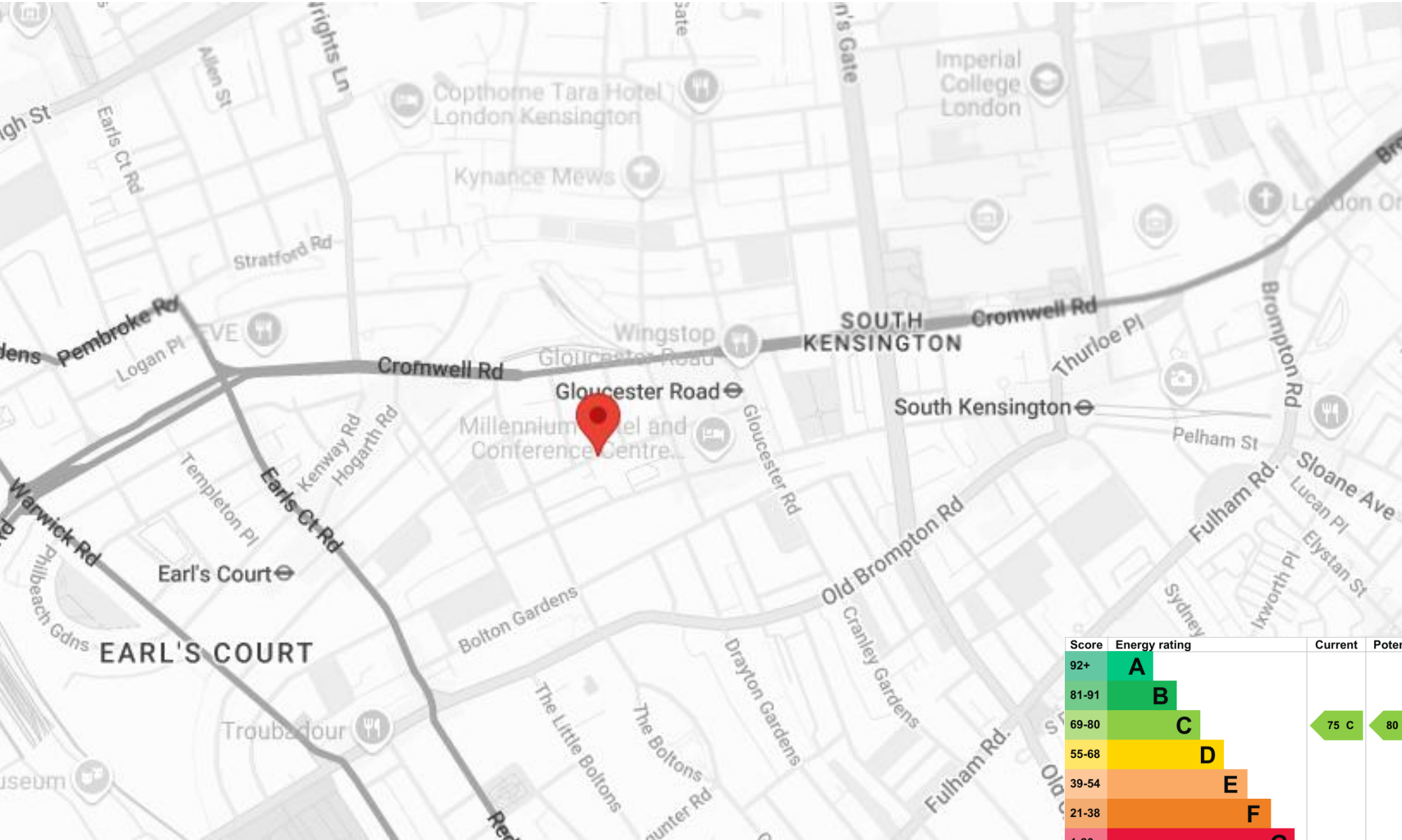
Approx. Gross Internal Area *

534 Sq Ft - 49.65 Sq M



Second Floor

Please note none of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. It should also be noted that amenities and appliances have not been tested.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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