



74 Philbeach Gardens | Earls Court | London | SW5 9EY

£ 4,000 PCM

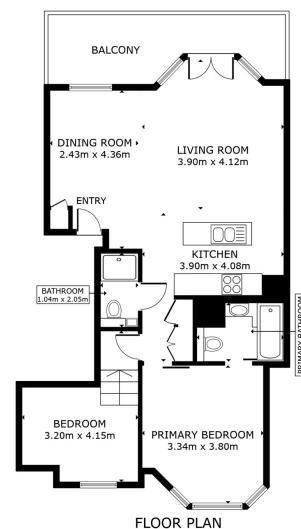
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A beautifully presented first-floor, two-bedroom, two-bathroom apartment ideally located with private balcony and access to communal gardens.



- First-floor two-bedroom, two-bathroom apartment
- Modern kitchen with integrated appliances
- Private balcony ideal for outdoor relaxation
- Bright open-plan living and dining space
- Principal bedroom with en-suite bathroom
- Overlooking communal gardens



GROSS INTERNAL AREA
 FLOOR PLAN 66.1 m²
 EXCLUDED AREAS : BALCONY 10.5 m²
 TOTAL : 66.1 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band F
 EPC Rating C



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