



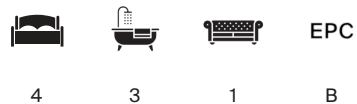
PHILBEACH GARDENS

London SW5



EXCEPTIONAL MAISONETTE WITH PRIVATE GARDEN

A beautifully presented, newly developed maisonette arranged over the ground and lower ground floors of an attractive period building on one of Earl's Court's most desirable crescents.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Share of Freehold, plus leasehold with approximately 999 years remaining

Ground rent: £100 per annum, reviewed every year

Service charge: £2,300 per annum, reviewed every year

Guide price: £2,000,000



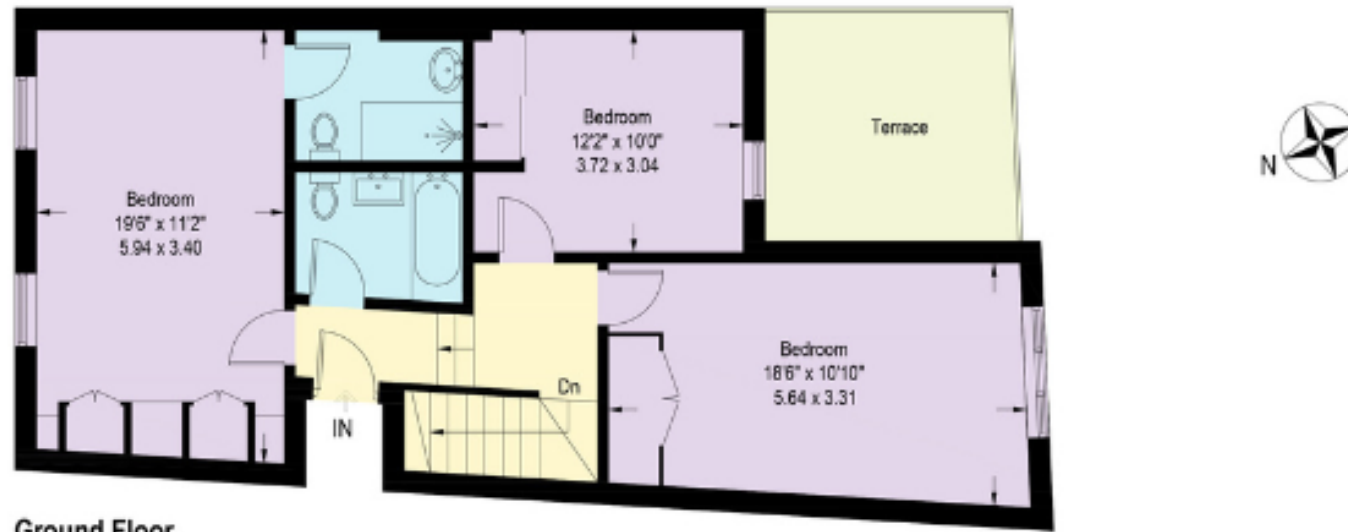
THE PROPERTY SEAMLESSLY COMBINES GENEROUS
ENTERTAINING SPACE WITH EXCELLENT BEDROOM PROVISION

At its heart is a substantial open-plan kitchen, reception and dining room with ceiling heights of approximately 7'11". Bathed in natural light, this impressive living space opens directly onto a large private landscaped garden, creating a wonderful setting for both everyday living and entertaining. The principal bedroom suite occupies the lower ground floor and benefits from a generous walk-in wardrobe and en-suite bathroom. Three further double bedrooms are arranged on the ground floor, served by additional bath and shower rooms, providing flexible accommodation for families, guests or those requiring home-working space. Having been comprehensively and newly developed throughout, the property offers beautifully finished accommodation in one of Earl's Court's most sought-after residential settings. Earl's Court Underground Station is nearby, providing access to both the District and Piccadilly lines and excellent connectivity across London.









Ground Floor



Lower Ground Floor

Philbeach Gardens, SW5
 Approximate Gross Internal Area = 155.8 sq m / 1,677 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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