



Philbeach Gardens
Earls Court, SW5





A beautifully presented two-bedroom apartment forming part of an attractive period conversion in the highly sought-after Philbeach Gardens.

Situated on the first floor, At the heart of the apartment is a grand open-plan kitchen and reception room, featuring marble work surfaces, integrated appliances and wood flooring. High ceilings, air conditioning, an ornamental fireplace and elegant period detailing add further character, while excellent storage is provided throughout.

the property offers a stylish and well-balanced interior, comprising two double bedrooms with fitted wardrobes, two bathrooms including one en-suite, and a private balcony.

Philbeach Gardens is a desirable residential address, ideally located for the amenities and transport links of Earls Court, with Kensington High Street and South Kensington also within easy reach.

- Two bedrooms
- Two bathrooms
- Air conditioning
- Balcony
- First floors
- High ceilings

Asking Price £875,000

Energy Efficiency Rating		
Not energy efficient - higher running costs	Current	Potential
95-100 A		
81-95 B		
69-81 C	73	81
55-69 D		
40-55 E		
21-40 F		
1-21 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Share of Freehold 958 years remaining
Service Charge: £1,800 per annum
Ground Rent: £0
Local Authority: Kensington and Chelsea
Council Tax Band: E

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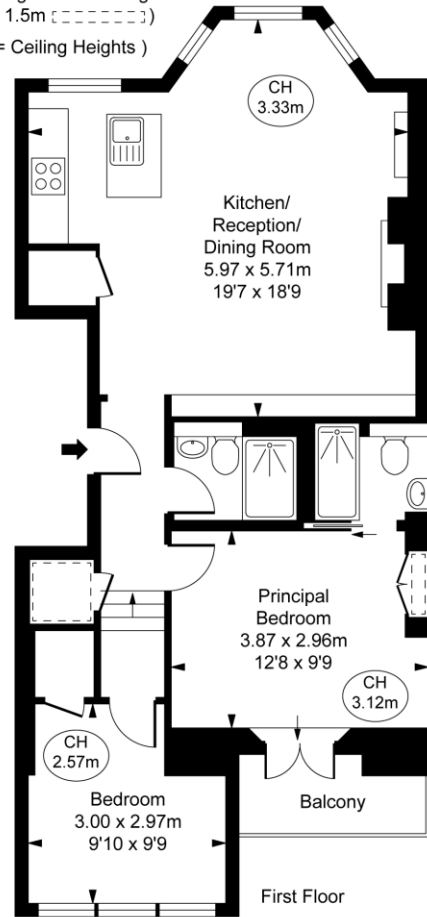
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Approximate Gross Internal Area
62.50 sq m / 673 sq ft

(Including restricted height
under 1.5m (-----))

(CH = Ceiling Heights)



First Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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