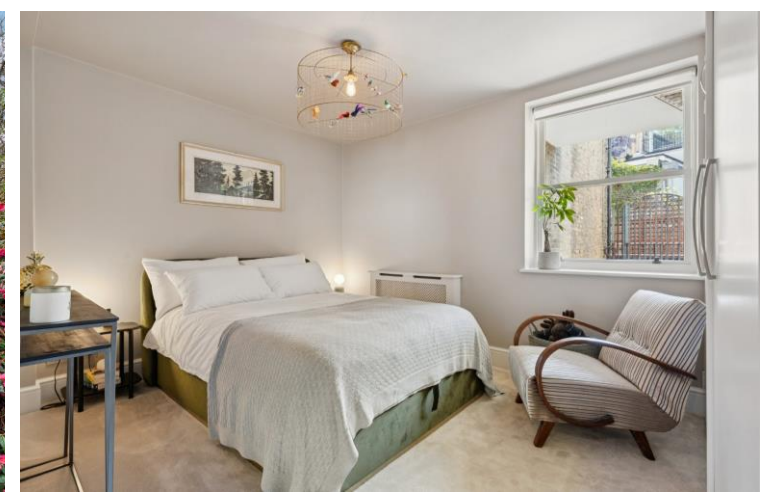




Barkston Gardens
Earls Court, SW5

CHESTERTONS





An immaculately presented, design led two bedroom apartment set within an elegant period building on highly sought after Barkston Gardens.

With a strong sense of style, this apartment has been thoughtfully reimagined, blending contemporary design with the scale and character of the original building. Soaring 3.66m ceilings, clean architectural lines and a cohesive, modern aesthetic throughout result is a space that feels both refined and effortlessly cool. The reception boasts full-height windows framing green views over the communal gardens and bringing a softness to the otherwise crisp interior. The sleek, minimalist kitchen with a breakfast bar sits on the upper level enjoying views over the reception and towards the gardens. Both double bedrooms are quietly positioned and consistently styled, with bespoke storage. The principal suite is complete with a contemporary en suite, while the second bedroom is equally well considered. A cleverly integrated study area adds flexibility, creating a dedicated work-from-home area. Further benefits include access to beautifully maintained communal gardens (STC) and the convenience of an on-site porter.

Perfectly positioned between Earl's Court and Gloucester Road, Barkston Gardens offers excellent transport links, a vibrant mix of cafés and restaurants, and easy access to the A4/M4, Heathrow and Heathrow.

- Stylish two double bedroom apartment
- High ceilings and wooden flooring
- Views onto communal gardens
- Excellent condition throughout

Asking Price £1,500,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		
63-71	D	66	77
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Share of Freehold 989 years
Service Charge: £4075 pa
Ground Rent: £50
Local Authority: Royal Borough of Kensington & Chelsea
Council Tax Band: G

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**Roberts Court,
Barkston Gardens, SW5**

Approximate Gross Internal Area
 88.45 sq m / 952 sq ft

Storage
 8.23 sq m / 89 sq ft

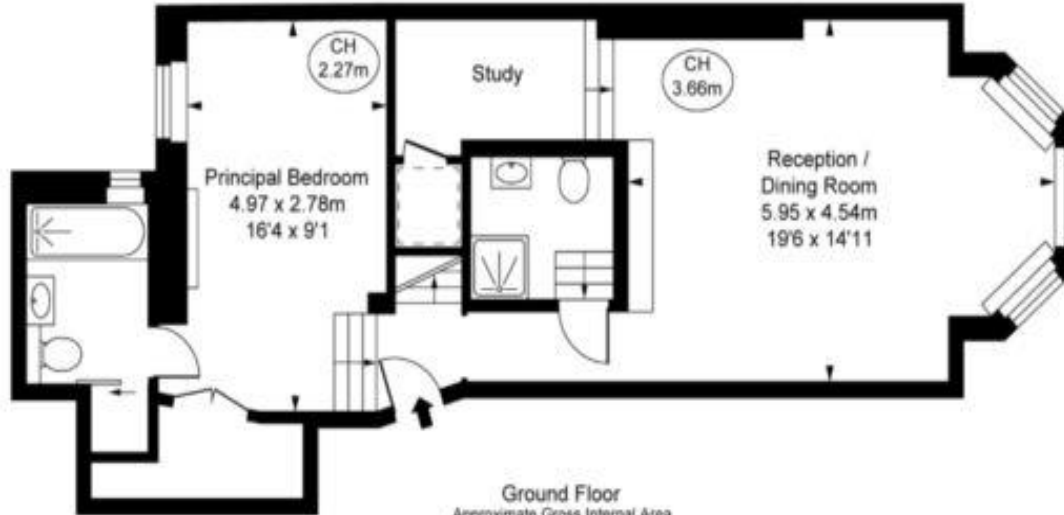
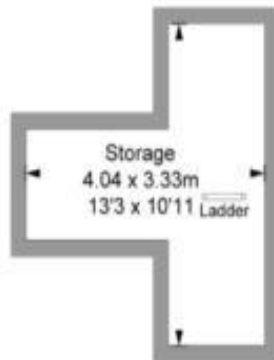
Total Areas Shown On Plan
 96.68 sq m / 1,041 sq ft

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

(CH = Ceiling Heights)



First Floor
 Approximate Gross Internal Area
 26.57 sq m / 286 sq ft



Ground Floor
 Approximate Gross Internal Area
 61.88 sq m / 666 sq ft

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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