Courtfield Gardens

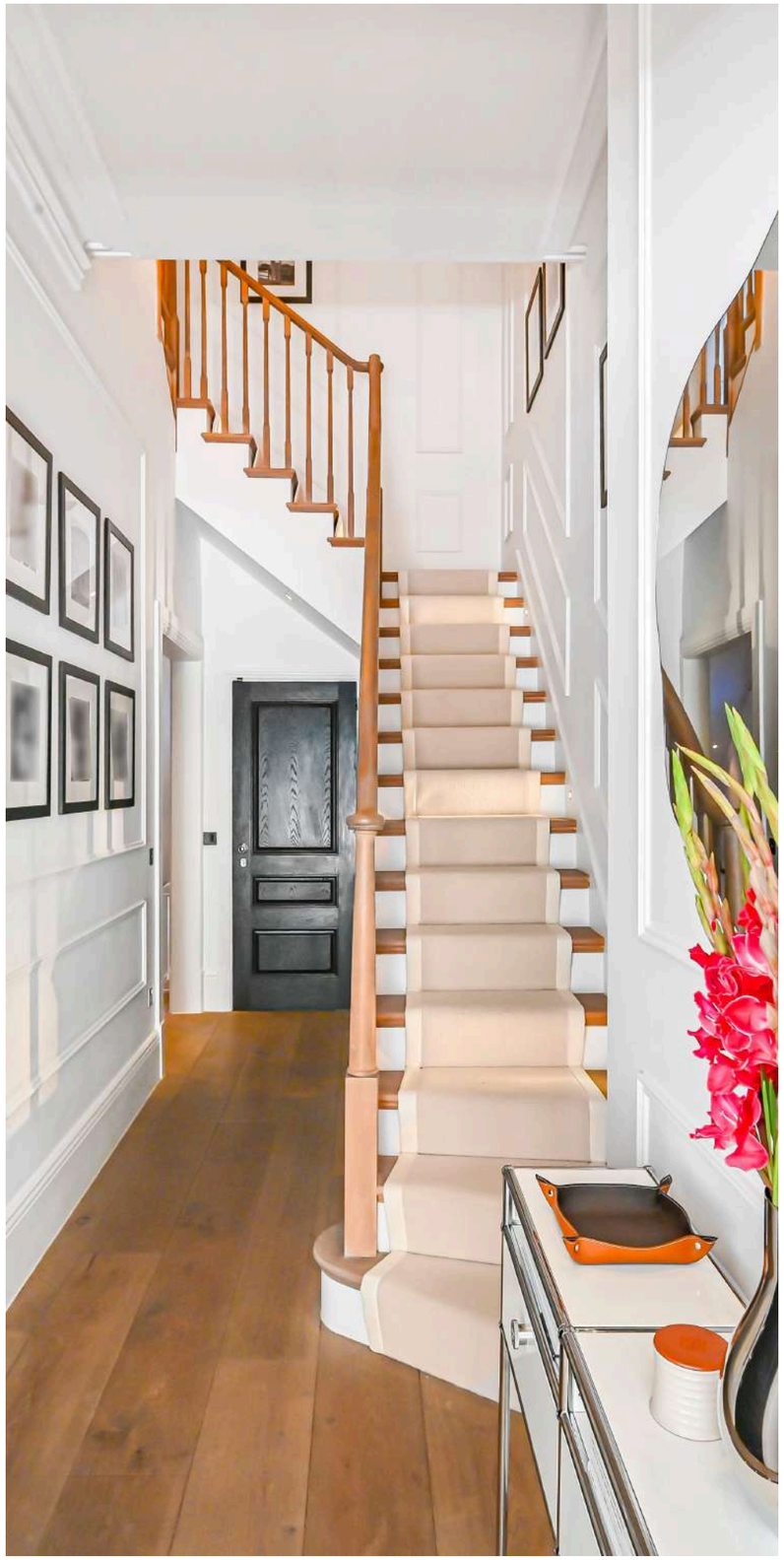
SOUTH KENSINGTON, SW5



Originally developed by McClaren property, an exquisite 1st and 2nd floor flat with high ceilings, direct lift access, air conditioning and stunning finishes throughout, with access to pretty communal gardens.









Courtfield Gardens was subject to full refurbishment and this is the premier flat in the building. A meticulous refurbishment means that this flat seamlessly blends contemporary finishes with heritage and a period building. Towards the front on the 1st floor, there is a fantastic reception room with ceiling heights of almost 4m, with full-height windows looking over the balcony and offering views over the garden square. Perfectly located around the corner is a snug/TV area. Centrally located there is a very good sized office which could also be used as a 4th bedroom and an adjacent guest cloakroom. A rear extension has been created to offer a beautiful kitchen with fully fitted appliances and space for family / informal dining.

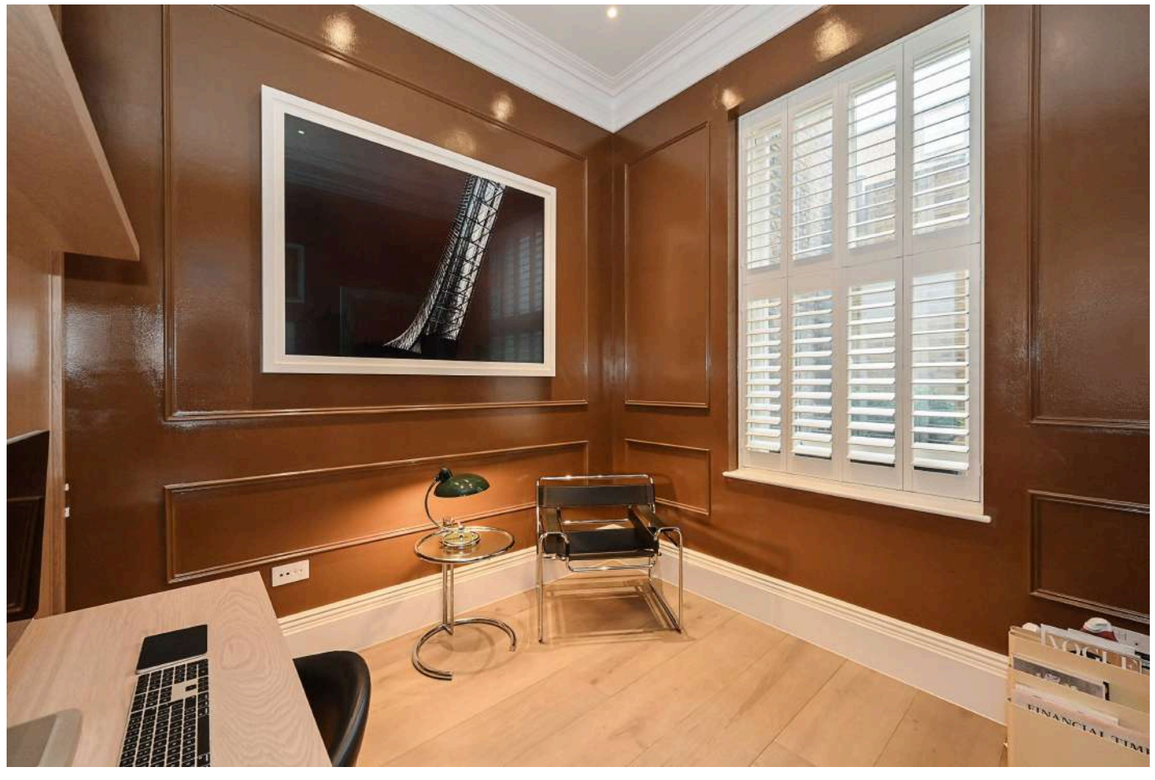
On the 2nd floor, there is a fabulous master bedroom towards the front, with an en-suite bathroom and dressing room. The lift also opens on this floor which is very important when arriving with suitcases. There are two further bedrooms, both with en-suite bath/shower rooms. The flat benefits from air conditioning.

Courtfield Gardens is a sought-after address within easy reach of Gloucester Road, Earls Court and High St Kensington underground stations. Nearby sits an array of world class shops, bars, restaurants and schools.





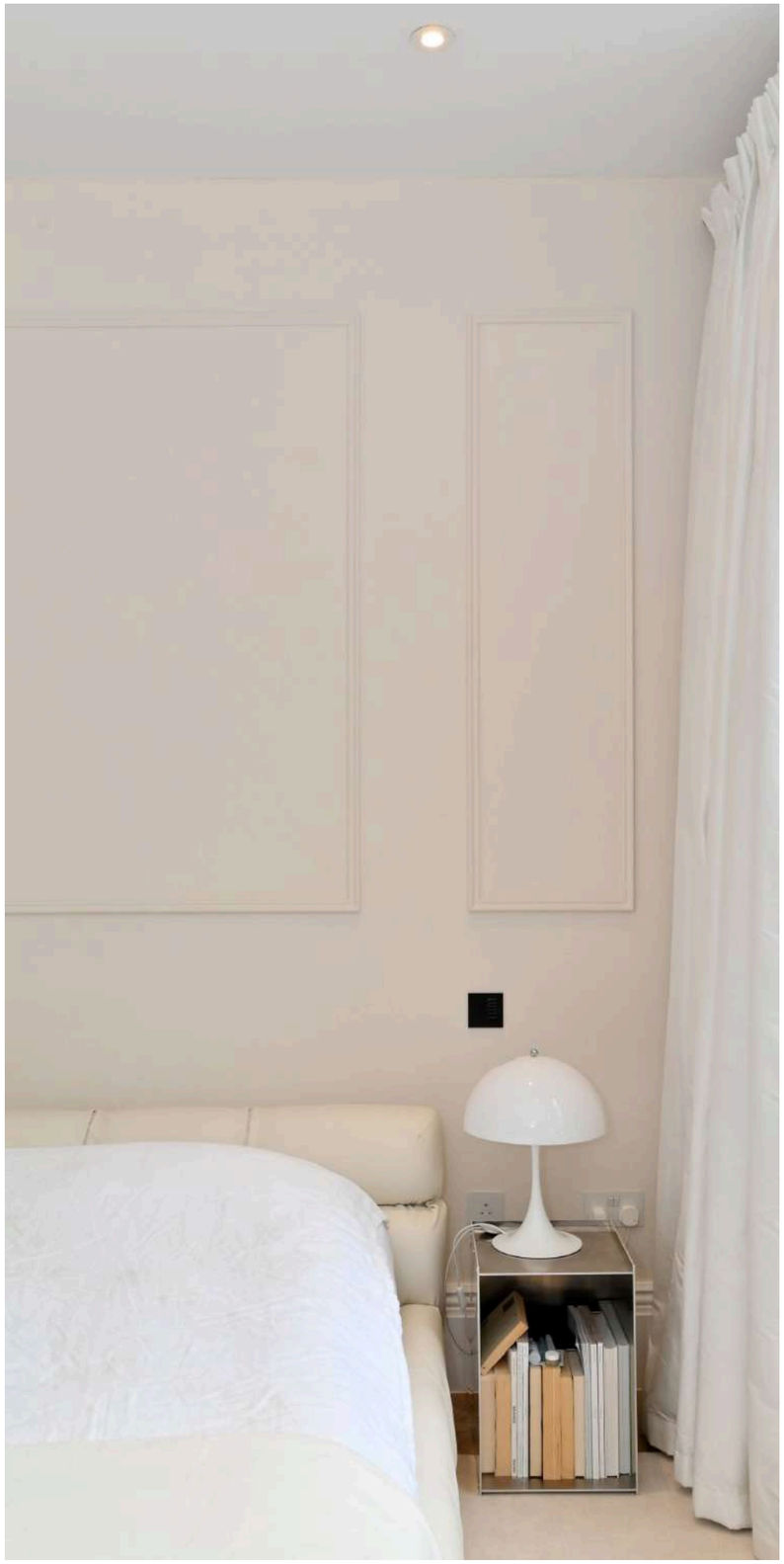




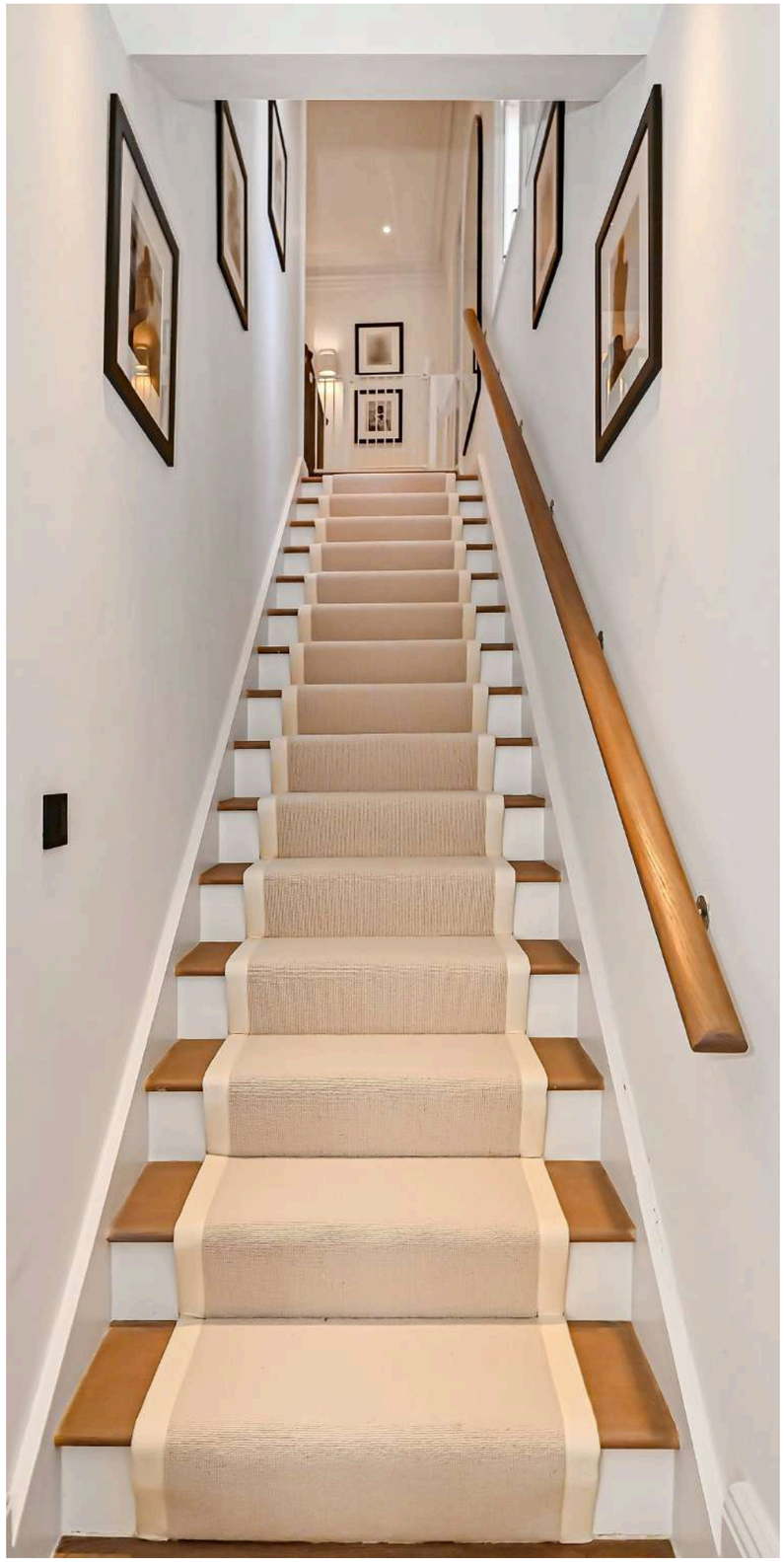


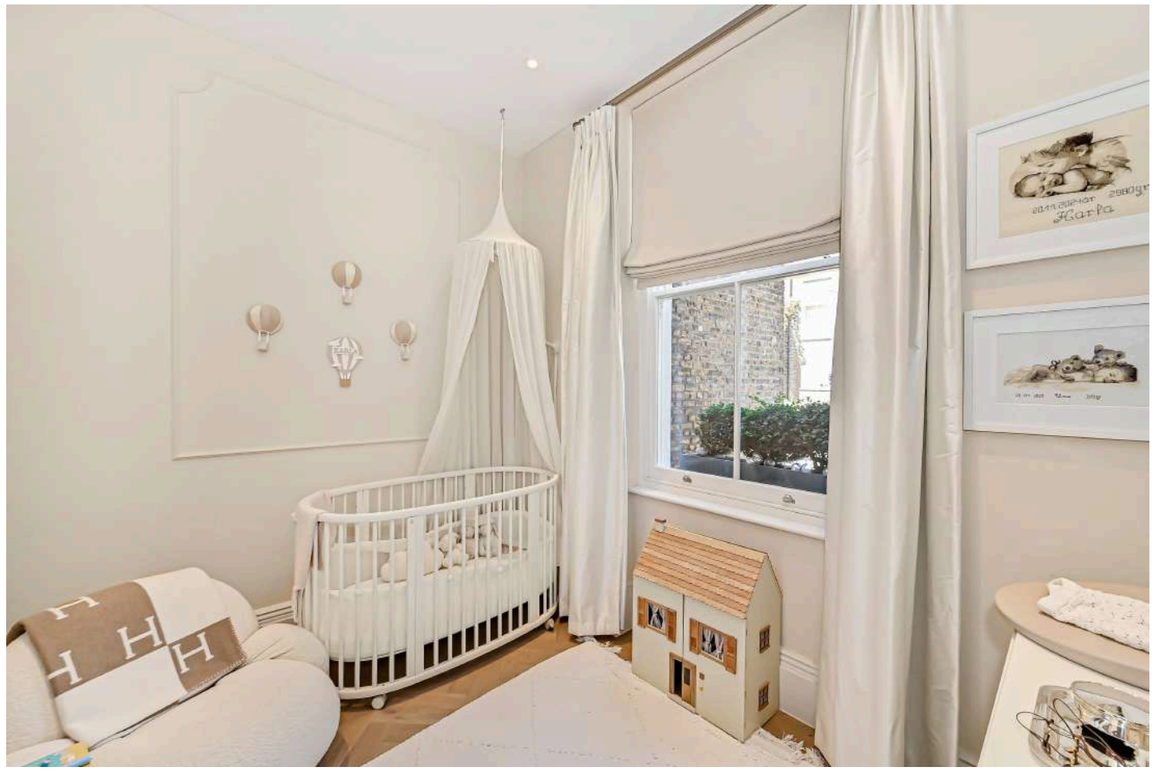






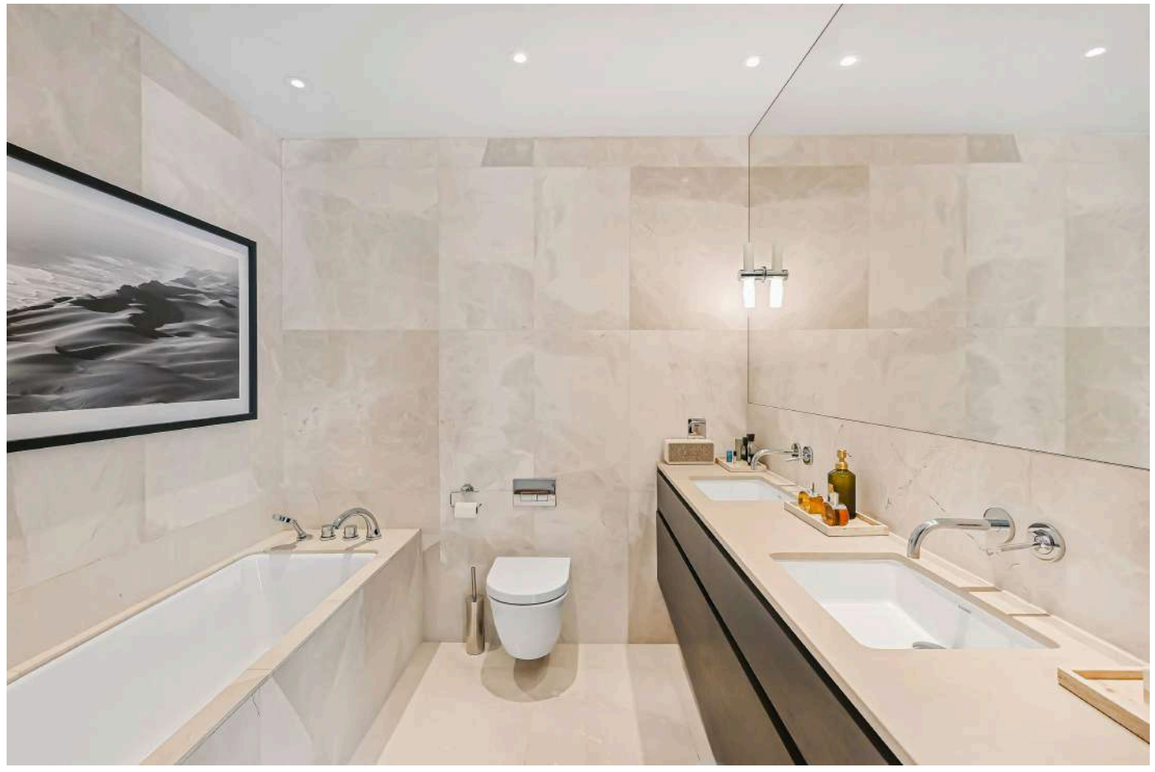














APPROXIMATE AREA

Approx. Gross internal area : 1902 SqFt / 176.70 Sq M
Excluding Void & Lift



We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.

Offers in Excess Of

£3,250,000

LEASEHOLD SHARE OF FREEHOLD

999 years from and including
10 January 2014

Service Charge

Approx. £17,480.30 per annum (includes gas and heating)
Reserve Fund Approx £4,750.50 per annum

Ground Rent

Peppercorn

LOCAL AUTHORITY

Royal Borough of Kensington and Chelsea

COUNCIL TAX BAND

H

EPC RATING

C

Maskells

71 Walton Street, London, SW3 2HT
Tel: 0207 581 2216
sales@maskells.com
lettings@maskells.com
maskells.com

