



COURTFIELD GARDENS

London SW5



AN ELEGANT TWO BEDROOM APARTMENT WITH A BALCONY

Occupying the first floor of an impressive period building with a lift, this beautifully proportioned apartment extends to approximately 1,079 sq ft.



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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Share of freehold plus leasehold with approximately 945 years remaining

Ground rent: Peppercorn

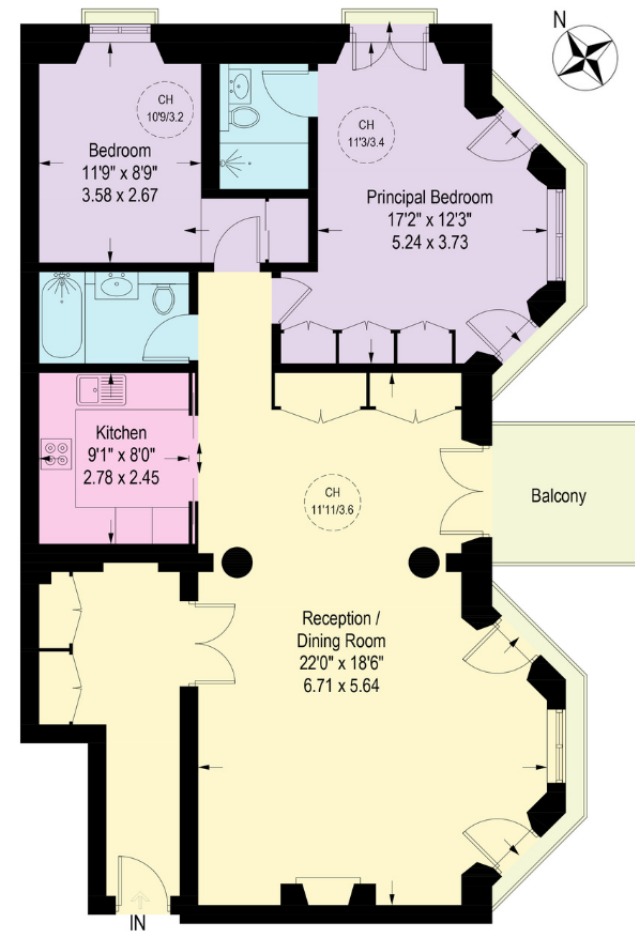
Service charge: £6,700 per annum, reviewed every year

Guide price: £2,100,000



The property is centered around an exceptional dining and reception room featuring ornate cornicing, expansive windows and soaring ceiling heights of approximately 3.66m, creating a wonderful sense of light and volume throughout. Ideal for both entertaining and everyday living, the room offers clearly defined seating and dining areas while maintaining an elegant flow. Double doors provide access to a terrace, offering outdoor space for relaxing or al fresco dining. A separate, modern kitchen is conveniently positioned off the reception room. The principal bedroom benefits from fitted wardrobes, a large bay window and an en-suite bathroom. The second double bedroom is served by a separate bathroom located in the hallway.

Residents may also enjoy access to the beautifully maintained communal garden square, subject to a separate arrangement.



First Floor

Courtfield Gardens, SW5

Approximate Gross Internal Area = 100.26 sq m / 1,079 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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