



# INTERLET

PHILBEACH GARDENS, EARLS COURT, LONDON, SW5  
£530.80 PW



UTILITY BILLS INCLUDED | PHILBEACH GARDENS, LONDON SW5 | ONE BEDROOM | PRIVATE RESIDENTS GARDENS An impressive, modern one-bedroom flat set on Philbeach Gardens in the vibrant heart of Earls Court, London SW5. This delightful home presents a spacious kitchen/living area complete with all modern appliances and a generously sized bedroom with a double bed and fitted wardrobes. The property further benefits from access to the private gardens at the rear of the property for use by residents of Philbeach Gardens. There is also a private terrace shared by just a few other flats. All bills are included except for Council Tax. Situated within an exclusive development on Philbeach Gardens, this property enjoys superb proximity to Earls Court Station (0.2 miles) and West Brompton Station (0.5 miles), both served by the District and Piccadilly lines. In addition, you'll be residing in the prestigious Royal Borough of Kensington and Chelsea, granting you easy access to vibrant neighborhoods like Chelsea, Kensington, Fulham, Hammersmith, and the iconic Hyde Park. Minimum Tenancy = 6 months. Please enquire for further information. [...]

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## Important Notice

Interlet and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property, either here or elsewhere. The particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements, and distances are approximate. The text, images, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other contents. Interlet has not tested any services, equipment, or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. Please note that the local area may be affected by aircraft noise, you should make your own inquiries regarding any noise in the area before you make an offer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	74
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Philbeach Gardens, Earls Court, London, SW5



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SALES & LETTINGS

Welcome home.