



73 Philbeach Gardens | Earls Court | London | SW5 9EY

£1,855 Per Month


 **cityrelay**

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Positioned on the second floor, the apartment boasts a bright open-plan living space with high ceilings and tall windows, creating an airy and inviting atmosphere.



- Second-floor positioning
- Modern kitchen with integrated appliances
- Access to communal gardens
- Mezzanine bedroom creating defined living space
- Private terrace access
- Excellent natural light

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Council Tax Band B
 EPC Rating C

10 Cromwell Place
 London
 SW7 2JN
 02038 650611
 lettings@cityrelay.com