



**MAPLEWOOD**  
PROPERTY & INVESTMENTS LTD.

Substantial upper maisonette offering over 2,500 square feet of elegant living with private garden in a prime Kensington garden square.

PHILBEACH GARDENS SW5

£2.7m



6



2.5



2

---

**Located on a highly sought-after garden square in Earl's Court, this substantial upper maisonette offers over 2,500 square feet of well-arranged accommodation with its own private entrance and rear garden, creating the feel of a house.**

The ground floor features a private entrance hallway with original tiled flooring, leading to a generous double reception room with defined living and dining areas. To the rear, the kitchen provides direct access to the private garden, ideal for everyday living and entertaining.

The upper floors offer extensive accommodation, with the first floor comprising two large double bedrooms, two single bedrooms and a family bathroom. The second floor provides a further two generous double bedrooms, an additional single bedroom, a family bathroom and a separate utility room.

Original period features including fireplaces, cornicing, high ceilings and sash windows are retained throughout. The property offers excellent scope for reconfiguration and personalization and is offered chain free with a lease in excess of 900 years.

Situated within the Royal Borough of Kensington & Chelsea, Philbeach Gardens provides a calm, leafy residential setting while remaining centrally located.

Earl's Court Underground Station is within easy reach, for access to the District, Circle and Piccadilly lines, along with a wide range of shops, restaurants and local amenities.

**Chain Free | Long Lease (900+)**

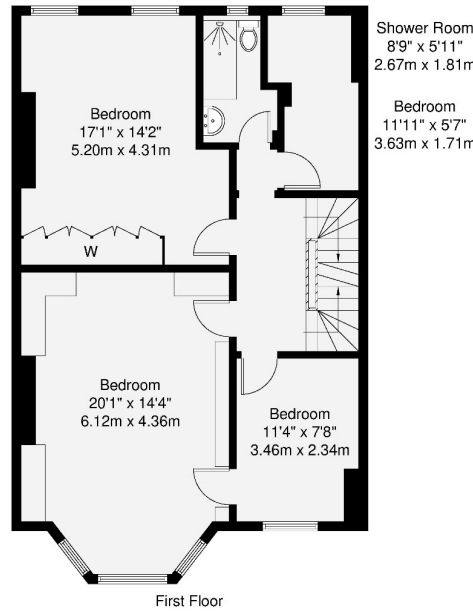
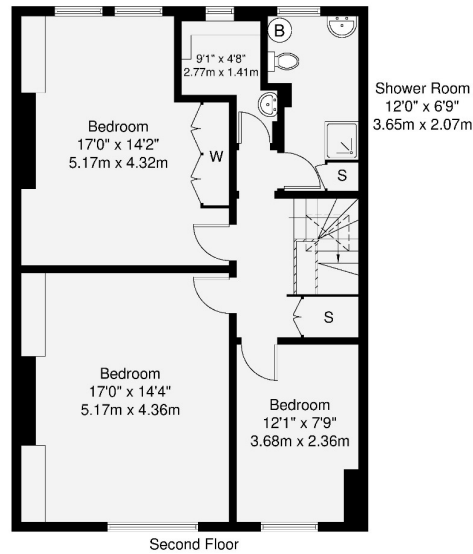
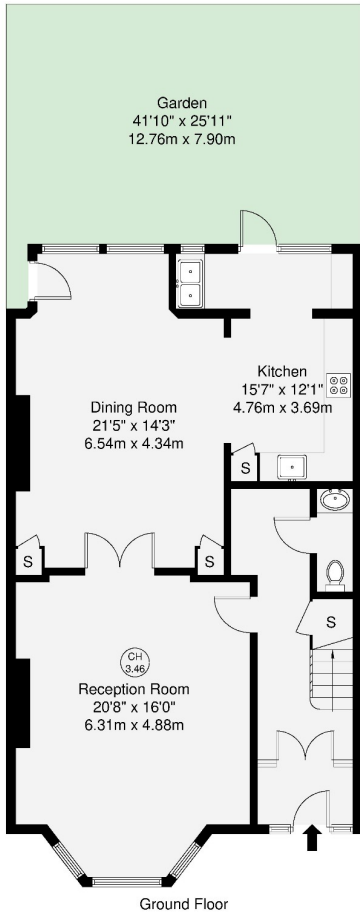
**Service Charge: To Be Confirmed**

**Royal Borough of Kensington & Chelsea**

---







## Philbeach Gardens, SW5

- Substantial Upper Maisonette in a Superb Location
- Private Front Door and Entrance, Enclosed Rear Garden
- Over 2,500 square feet in total (237.5 square meters)
- Generous Double Reception Room, Semi-Open Kitchen
- Many Period Features have been Retained Throughout
- Prime Garden Square in the Royal Borough
- Flexible Layout with Option to Personalise
- Chain Free with Long Lease



**2,556 sq ft | Council tax band: H | EPC rating: E**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92–100) <b>A</b>		
(81–91) <b>B</b>		
(69–80) <b>C</b>		
(55–68) <b>D</b>		
(39–54) <b>E</b>	53	
(21–38) <b>F</b>		
(1–20) <b>G</b>		
Not energy efficient – higher running costs		

Approx Gross Internal Area:  
2,556 sq ft / 237.5 sq m

Patio Garden:  
1,085 sq ft / 100.8 sq m

Total Area Inc. Outside Space:  
3641 sq ft / 338.3 sq m

Floorplan measurements are approximate and are for illustrative purpose only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright @ Maison VUE.

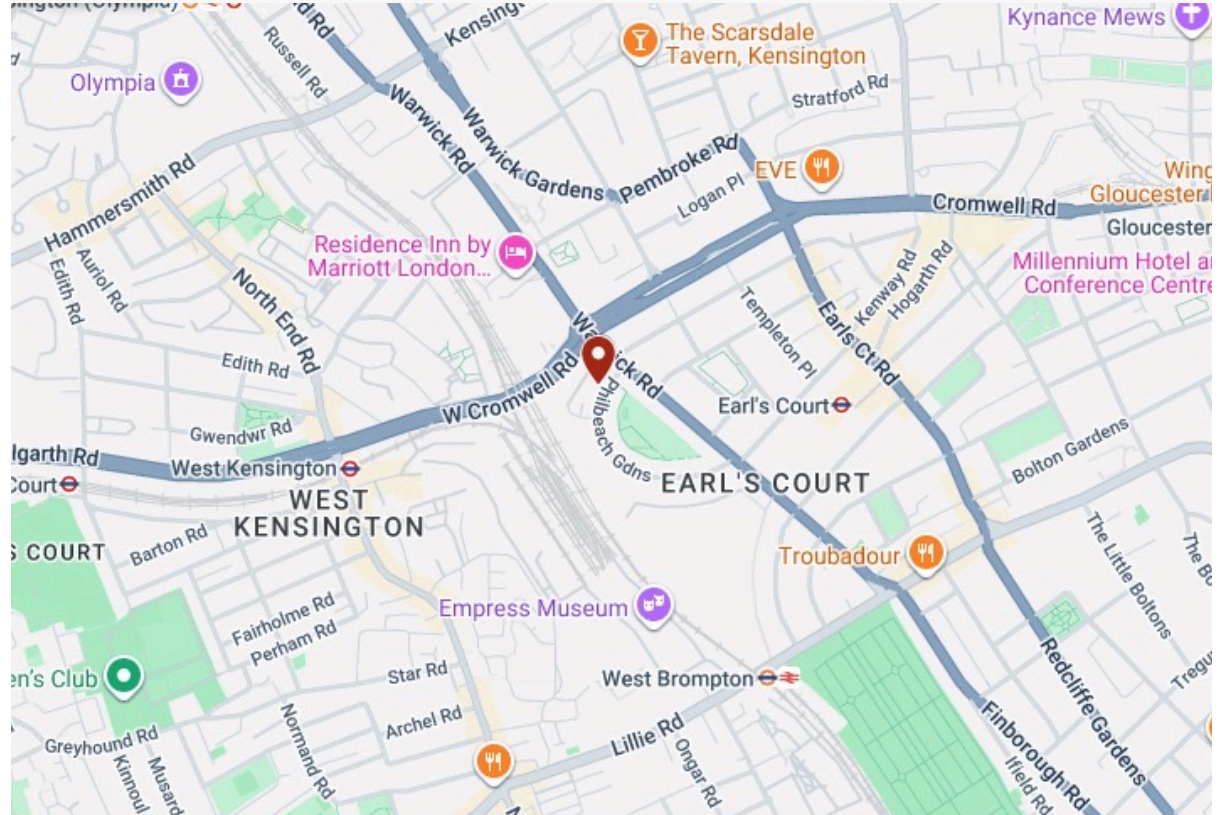


**MAPLEWOOD**  
PROPERTY & INVESTMENTS LTD.

**0203 488 0224**

hello@maplewoodproperty.co.uk

www.maplewoodproperty.co.uk



© Maplewood Property & Investments Ltd 2024. Maplewood Property & Investments Ltd is a registered limited company in England & Wales. Company registration no. 10082285. Registered address 85, First Floor Great Portland Street, London, England W1W 7LT. These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.