



A DELIGHTFUL APARTMENT WITHIN A VERY BEAUTIFUL & ELEGANT BUILDING

This fantastic TWO BEDROOM, TWO BATHROOM apartment with DIRECT ACCESS TO Courtfield Gardens COMMUNAL GARDENS (from the internal common parts) is extremely well presented throughout. The well arranged & secure accommodation is proportioned to maximise usage with elegant and timeless styling creating a wonderful home to enjoy and relax in. Including a bright reception room with bay window and good ceiling height (2.76 m), separate yet interconnecting attractively styled kitchen with solid countertop, gas hob and an abundance of storage. The outdoor terrace is fantastic for dining and entertaining; the main bedroom comes with integral wardrobe/cupboard space to both sides wall and an en-suite bathroom. The second bedroom has twin beds and storage wall and the guest shower room is beautiful accessed via the entrance hall, rounding off a well balanced and harmonious offering. The building is pristine stucco fronted with immaculate internal common parts with classic neutral decor a Victorian tiling, additionally there is an integrated to the design of the building lift to the apartment level, providing welcome assistance with cases if a frequent traveler. A thoroughly attractive flat with a wide appeal.





ACCOMMODATION

Accommodation: Entrance Hall: Large Reception/Dining Room: (21'3 x 15'2): Large Main Bedroom (14'3 x 14'1) with Integrated Wardrobes & En-Suite Bathroom: Second Double Bedroom with Integrated Sliding Door Wardrobe and Sumptuous Guest Shower Room: Well Dressed Private Patio (10'2 x 7'6): Direct Access to Courtfield Gardens Communal Gardens from the Internal Common Parts

LOCATION

Collingham Road is within easy reach of a wide variety of high end shops and facilities of South Kensington, Earl's Court and Gloucester Road/South Kensington SW7, and within walking distance of Holland Park, Kensington Gardens and Hyde Park. With direct links via the London Underground from nearby Gloucester Road, High Street Kensington and Earl's Court, stations to the City, the West End and Heathrow, the apartment also benefits from excellent connections via the A4, M4 and M25 and is close to the extensive cycle network linking the area to the West End and City through London's parks. The Victoria & Albert Museum and the Science & Natural History Museums are close by as well as both Knightsbridge shopping (Harrods) and Westfield (a 10 minute bus ride).



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Sale Price (£): £998,000

Council tax band: F

Tenure: Leasehold & Share of freehold

Length of lease term (years remaining): 957 years remaining approx.

Annual ground rent amount: £70 tbc

Ground rent review period (year): tbc

Review increase %: tbc

Annual service charge amount (£): £3,280 per annum (NB: This includes lift)

Property Type: Flat/Apartment

Construction materials: Brick

Utilities:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas Mains

Broadband: FTTC

Broadband speed: Please check Ofcom Broadband Checker

Mobile signal/coverage: Please check Ofcom Mobile Checker

Parking: Street Parking Permit Required

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
60	75
England & Wales	
EU Directive 2002/91/EC	

Collingham Road, SW5

Approx. Gross Internal Area
832 Sq Ft - 77.29 Sq M



Lower Ground Floor

For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
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FEATURES

- Direct access to Communal Gardens from the internal building common parts a treat for all age groups
- En-suite bathroom & smart and elegant guest shower room fully tiled with executive decor and statement quality fittings
- Wooden flooring
- Decorative shelving and extensive storage
- Second Bedroom presented with twin beds for children or guests as well as integrated wardrobe storage solution
- Period features include fireplace surround, ceiling coving and elegant architrave
- Raised ground floor access to the building with lift access to the apartment level
- 2.76 m Ceiling Height to Reception
- Two Bedrooms & Two Bathrooms
- Terrace perfect for entertaining or dining



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