

LCP/PrivateOffice

est.1990

Courtfield Gardens, Gloucester Road SW5
Asking Price - £865,000 STC



Description

A contemporary two bedroom flat on the second floor of an attractive period terraced building with views over the gardens of St Jude's Church.

The property is presented in good order and comprises a south facing, open plan kitchen / reception room, two double bedrooms with fitted wardrobes, bathroom, shower room and a separate utility room on the half landing. Additionally, residents are able to apply for access to the communal gardens.

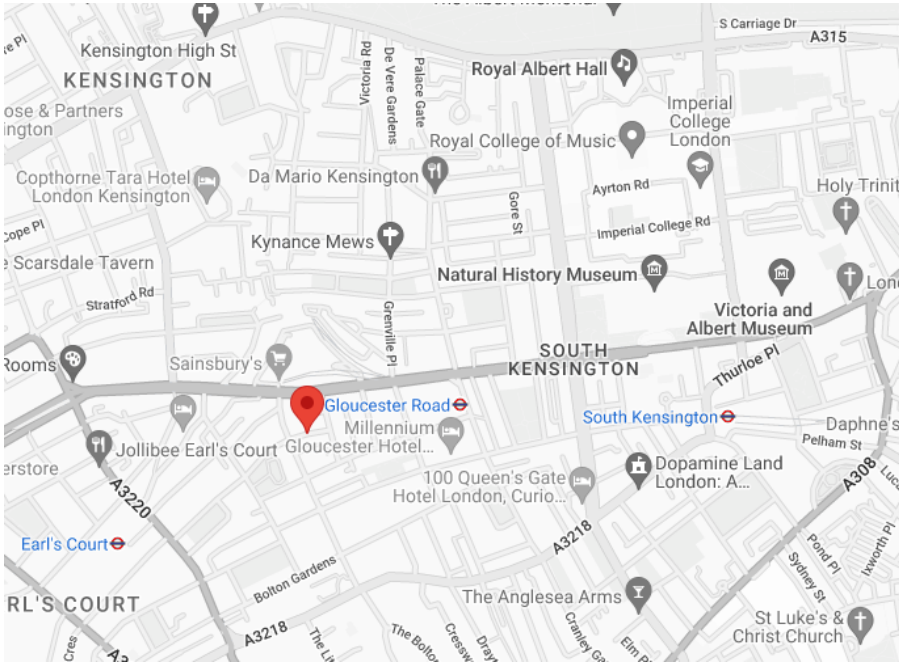
Courtfield Gardens is equidistant to Gloucester Road and Earl's Court Underground Stations, giving it access to the Circle, District and Piccadilly Lines with excellent links to the West End, The City and Heathrow Airport.



Accommodation

Second Floor Apartment | Reception Room | Open Plan Kitchen | Two Bedrooms | Bathroom | Shower Room | Separate Utility | 724 sq ft (67 sq m)

Asking Price	£865,000 STC
Lease	26 th September 2998
Service Charge	£6,245 per annum (inc.reserves)
Ground Rent	Peppercorn
Council Tax	RBK&C Band G



COURTFIELD GARDENS, SW5

Illustration For Identification Purposes Only. Not to Scale

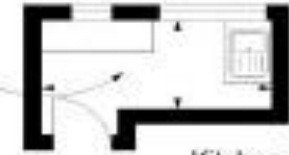
* As Defined by RICS - Code of Measuring Practice

APPROX. GROSS INTERNAL AREA *

724 Ft² - 67.26 M²

(Utility : 45 Ft² - 4.1 M²)

Utility
9'9" x 4'3"
2.97 x 1.30m



Kitchen
9'9" x 5'3"
2.97 x 1.60m



Bedroom
13'9" x 8'
4.19x2.44m

Bedroom
14'9" x 7'
4.50 x 2.13m

Second Floor

Energy Efficiency Rating

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**

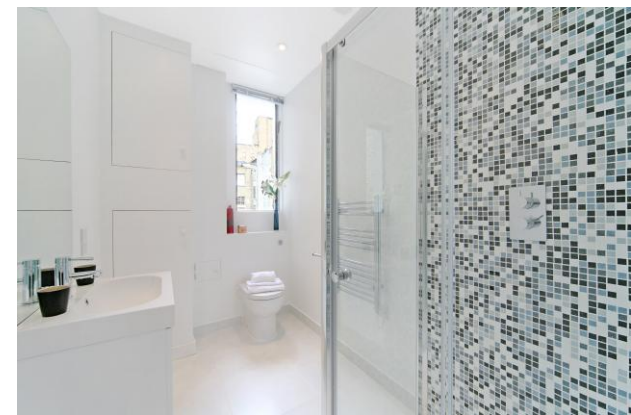
Not energy efficient - higher running costs

Current	Potential
76	84



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