



## EARLS COURT GARDENS

London, SW5



# TOWNHOUSE WITH LARGE SOUTH FACING GARDEN

A five to six bedroom townhouse with off street parking. The accommodation is exceptionally well-proportioned, designed to deliver ample entertaining space and practical family functionality.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

Tenure: Freehold

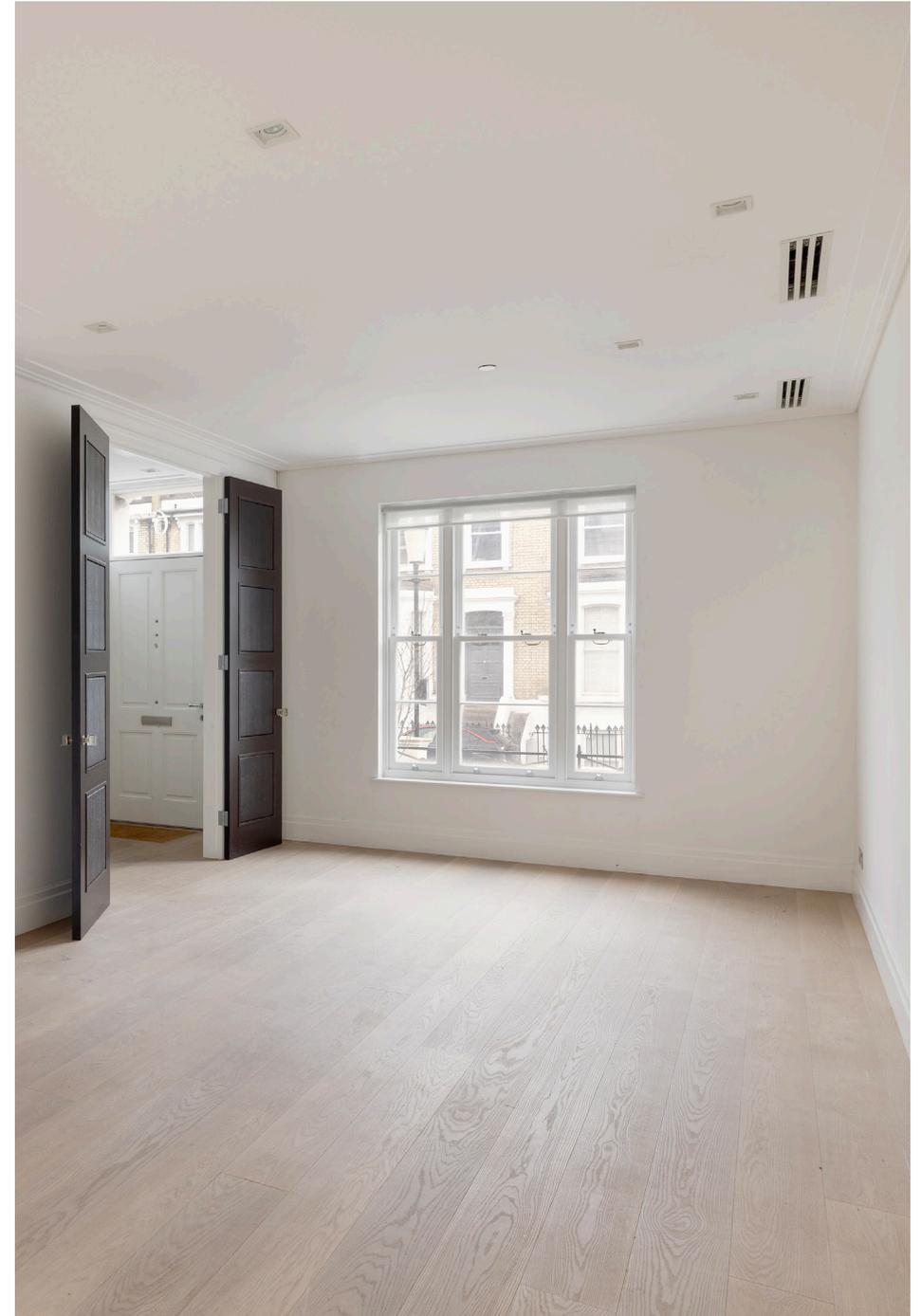
Guide Price: £5,350,000



## FREEHOLD TOWNHOUSE

On the lower-ground level, there is a large open-plan kitchen and dining area centred around a large island linked to a family room with floor-to-ceiling windows which open directly to the garden. There is also a utility room, large store room and WC on this level. At street level, a generous reception room provides a welcoming, bright space, with a separate study perfect for flexible working or relaxing. The property also includes the rare advantage of off-street parking and a charming front garden, enhancing both its practicality and curb appeal.

Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property. All services/appliances have not and will not be tested.







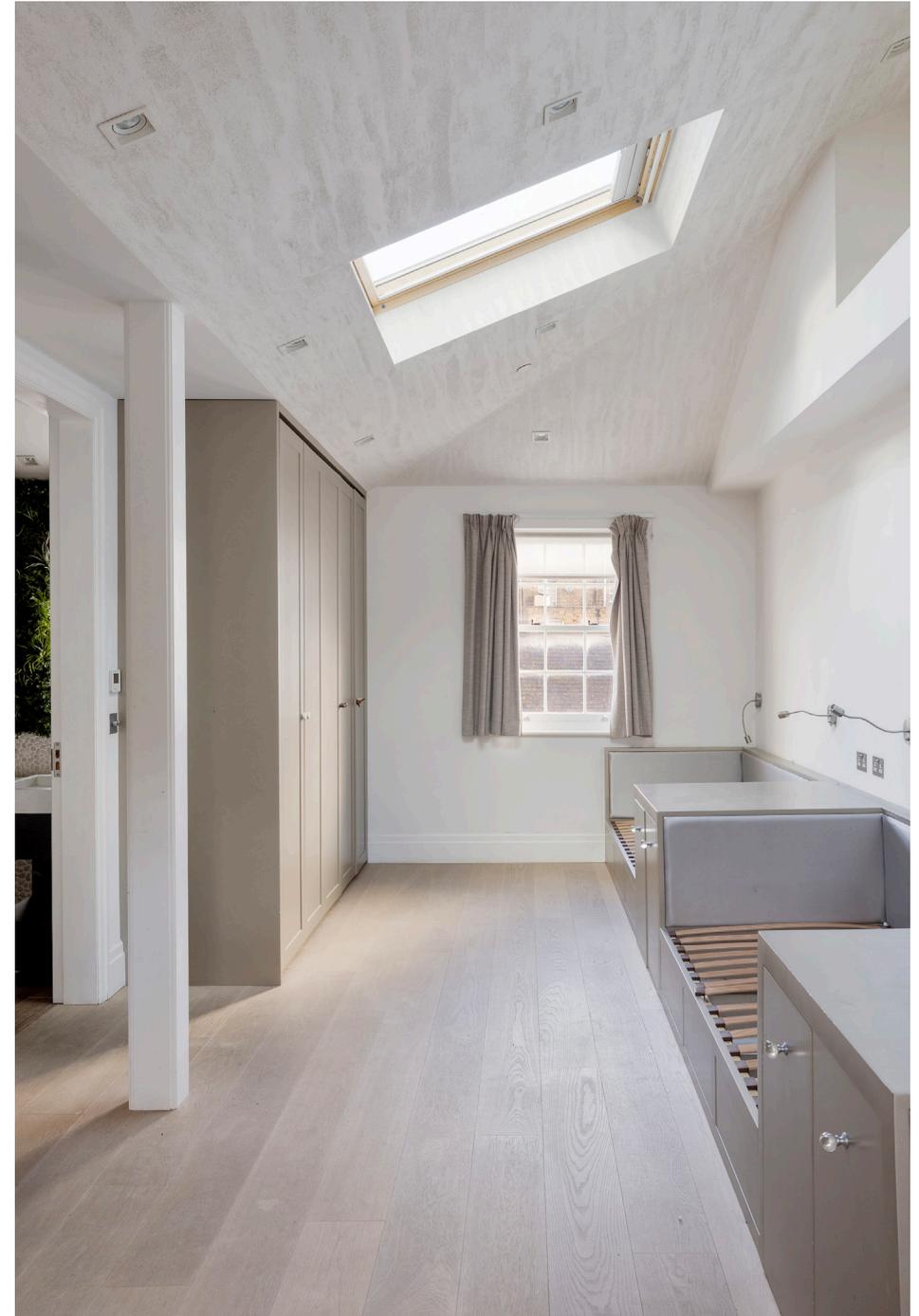
## A PRIME RESIDENTIAL STREET IN SW5

Moving to the upper floors, the first floor features a principal bedroom suite with its own dressing room and bathroom, offering privacy and ease of use.

Upstairs, there is a double bedroom, and on the top floor there is a large bedroom, with dressing area, and an en-suite bathroom. This could be configured as two bedrooms and family bathroom.

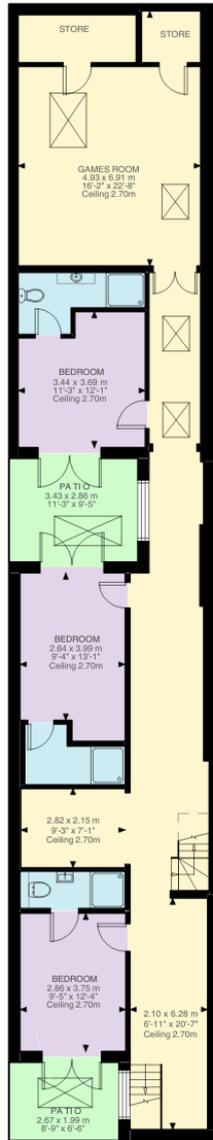
The sub-lower ground floor adds further versatility: a large multi-purpose or games room provides space for leisure or hobbies.

There are three additional bedroom suites. These spaces could be used for guests, staff, or even as independent living areas.









Sub Lower Ground Floor  
1435 ft<sup>2</sup>



Lower Ground Floor  
1000 ft<sup>2</sup>



Ground Floor  
537 ft<sup>2</sup>



First Floor  
531 ft<sup>2</sup>



Second Floor  
537 ft<sup>2</sup>



Earls Court Gardens SW5  
 Approximate Gross Internal Area = 375.29 sq m / 4,040 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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