



# COURTFIELD GARDENS

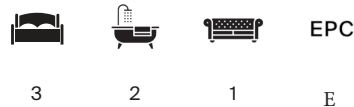
London, SW5





# AN IMPRESSIVE TOP-FLOOR DUPLEX APARTMENT

A grand, multi-level apartment with exceptional volume, elegant period detail, direct lift access and a roof terrace overlooking Courtfield Gardens.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

Tenure: Share of Freehold plus leasehold with approximately 978 years remaining

Ground rent: Peppercorn

Service charge: £5,000 per annum reviewed every year

**Guide price: £3,750,000**



## LARGE ROOF TERRACE AND DIRECT LIFT ACCESS

Arranged across multiple upper floors of a handsome period building, this substantial Courtfield Gardens residence combines remarkable ceiling heights with expansive lateral space and excellent natural light.

Upstairs is a spacious reception room with ample space for living and dining. The reception room boasts excellent volumes, high ceilings (approximately 4.3m) and is abundantly bright, with large windows and skylights flooding the space with natural light. Its elevated position and tall windows enhance the sense of scale and openness throughout.

The adjacent kitchen is well-appointed and offers a generous footprint with ample preparation and dining space. Its layout supports both informal family use and larger-scale hosting, with clear separation from the main reception floor while remaining easily accessible.

There is a large roof terrace, which makes for the perfect space to relax or entertain. The apartment further benefits from the use of, and views over Courtfield Gardens.





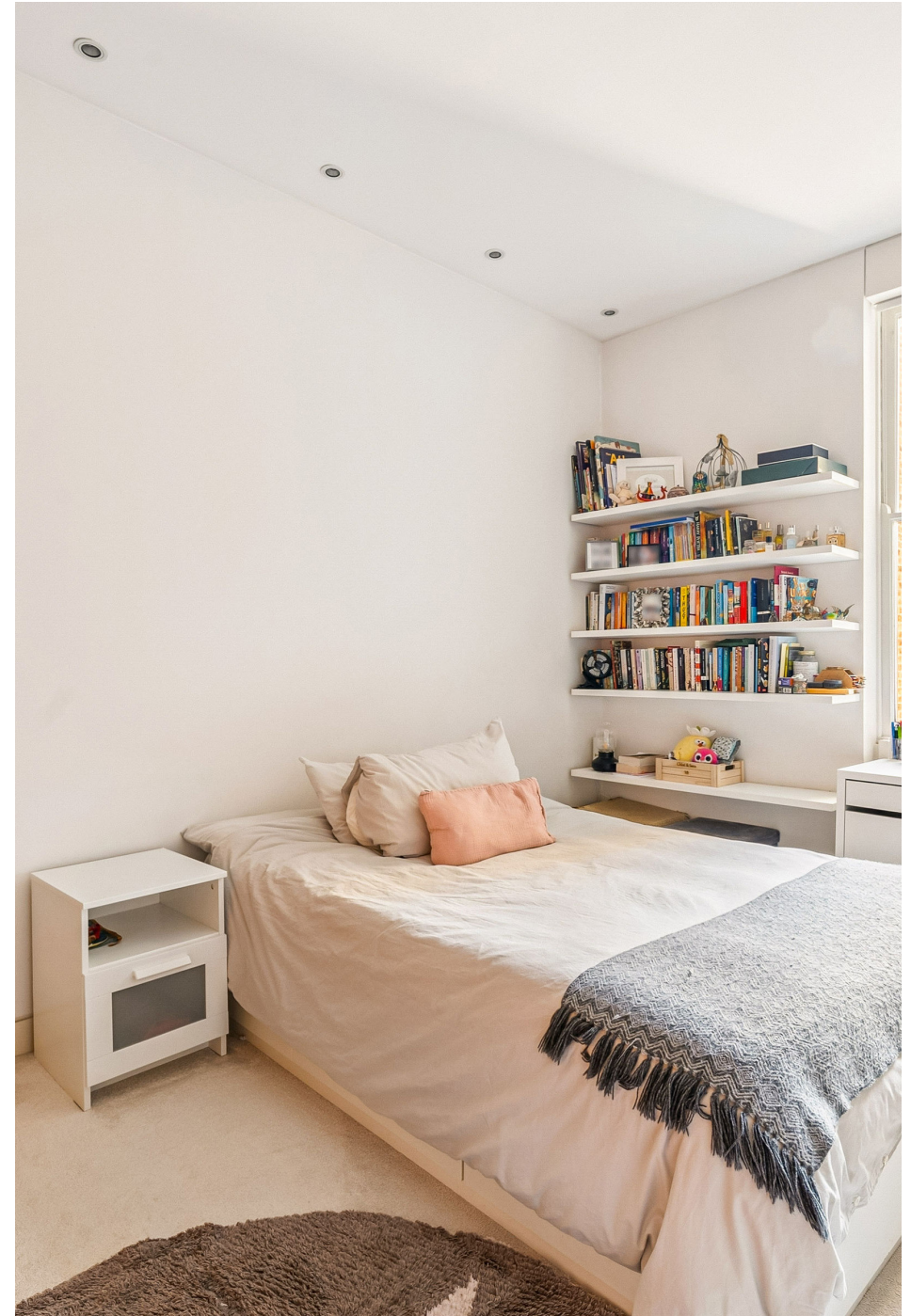




## VIEWS OVER, AND ACCESS TO COURTFIELD GARDENS

On the lower level (third floor), accommodation comprises of three double bedrooms. The principal bedroom has excellent fitted wardrobes and an en-suite bathroom. The other bedrooms have access to a family shower room.

Courtfeld Gardens is one of SW5's most distinguished residential addresses, known for its elegant period architecture and the beautifully maintained private garden square at its centre. Positioned between South Kensington and Earl's Court, the location offers exceptional day-to-day convenience with an excellent selection of cafés, restaurants, boutiques and local services on Gloucester Road and Old Brompton Road.









Courtfield Gardens, SW5  
Approximate Gross Internal Area = 196.1 sq m / 2,111 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)

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