



73 Philbeach Gardens | Earls Court | London | SW5 9EY

£ 2,250 Per Month

 **cityrelay**

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This one-bedroom apartment in Earls Court is just 400 metres from Earls Court Station, offering easy access to the Piccadilly and District lines. Located on the fourth floor, it comfortably accommodates up to two people and provides a bright, well-designed living space.

- Just 400m from Earls Court Station • Fourth floor position (Piccadilly & District lines)
- Fully equipped modern kitchen with contemporary appliances
- Situated in one of West London's most connected, characterful neighbourhoods
- Bright, well-designed living space throughout
- Access to private residents' gardens at Philbeach Gardens (optional key purchase from the council).



Philbeach Gardens

Approximate Gross Internal Area
313 sq ft / 29.07 sq m

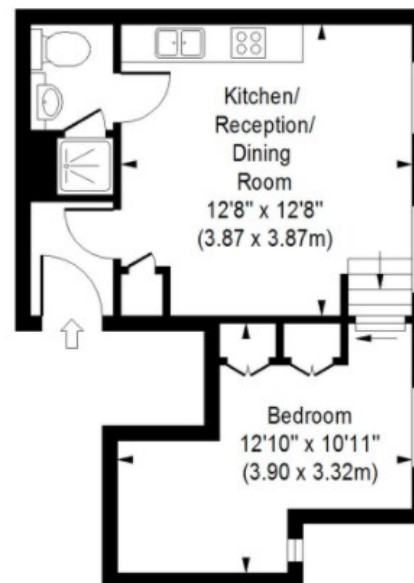


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band D
EPC Rating D

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