



Courtfield Gardens, South Kensington, SW5

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Courtfield Gardens, South Kensington, SW5

A superb two-bedroom flat with 3.5m high ceilings, patio garden and access to Courtfield Gardens.

Principal suit | Second bedroom | Family bathroom | Drawing room | Eat-in kitchen
Residents parking | Large patio | EPC Rating D

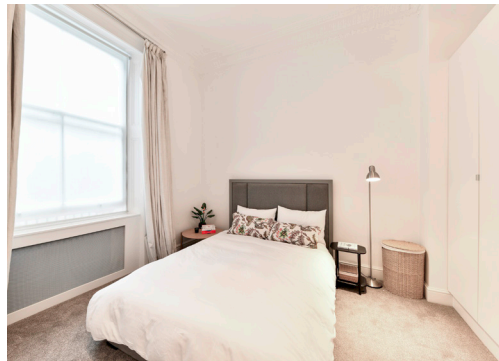
A well proportioned bright two double bedroom flat with good storage, over 3.5m+ ceilings, large eat-in kitchen with sliding doors, direct access to a charming and well used outside patio area and access to Courtfield Gardens directly opposite.

An exceptional and spacious ground floor two double bedroom maisonette in this desirable and quiet garden square. The apartment benefits from a magnificent 25' reception room and a 17' kitchen/dining room.

Courtfield Gardens is moments from the extensive transport and entertainment facilities of Gloucester Road and is within striking distance of Kensington Gardens.

Terms

Tenure: 999 years from February 2012
Service Charge: £4,000 per annum (approx.)
Ground Rent: £250 per annum (approx.)
Council Tax: Band F
Local Authority: The Royal Borough of Kensington and Chelsea
Asking Price: £1,895,000



IMPORTANT NOTICE

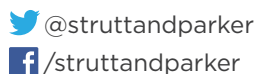
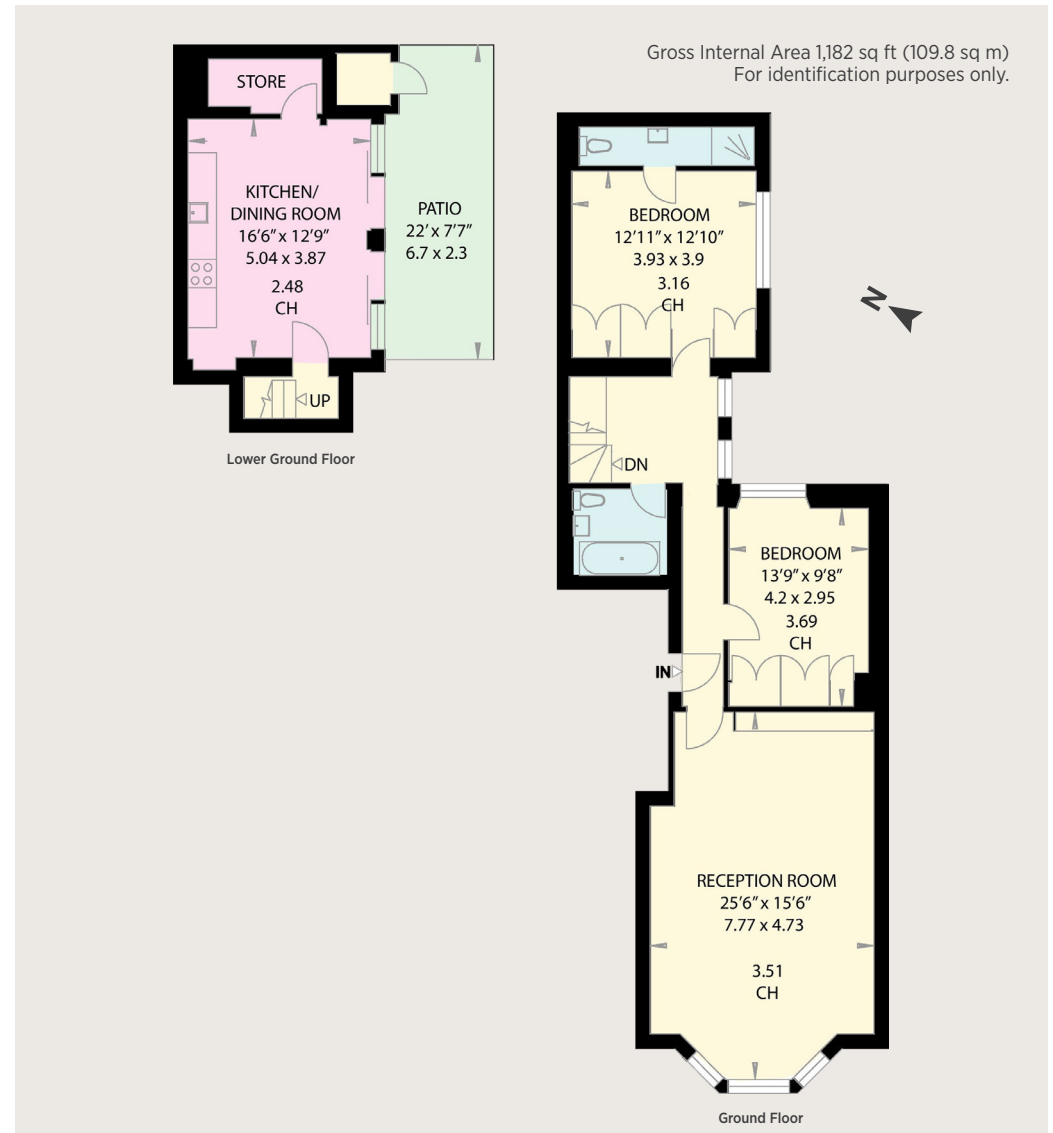
Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2024. Particulars prepared March 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.

South Kensington

90 Old Brompton Road, London, SW7 3LQ

020 7581 7000

southken@struttandparker.com



Over 45 offices across England and Scotland,
including Prime Central London

For the finer things in property.

