

# Courtfield Gardens

South Kensington, SW5





## Large two-bedroom raised ground floor apartment overlooking Courtfield Gardens.

Impressive apartment with high ceilings in the heart of South Kensington.



**1 RECEPTION ROOM**



**2 BEDROOMS**



**2 BATHROOMS**



**LEASEHOLD**



**953 SQ FT**



**GUIDE PRICE  
£1,525,000**



### The property

This grand apartment is situated in an impressive, terraced building located in Courtfield Gardens, which was built between 1860-1880 and is a prestigious garden square adorned with a period church and white stucco fronted buildings. The property has undergone extensive refurbishment and the works have been carried out meticulously by the current owners.

The property benefits from a traditional reception room featuring 3.49 metre-high ceilings and a large bay window designed to provide excellent light that enhances the living space, as well as a pleasing view over the communal gardens. Down the hall is a modern family bathroom that will service guests, and the second bedroom that also benefits from an excellent ceiling height, and substantial cupboard storage.

The property's principal suite sits quietly at the rear of the apartment – it boasts considerable built in storage space, a private outlook from the window and a well-appointed en-suite bathroom.

### Location

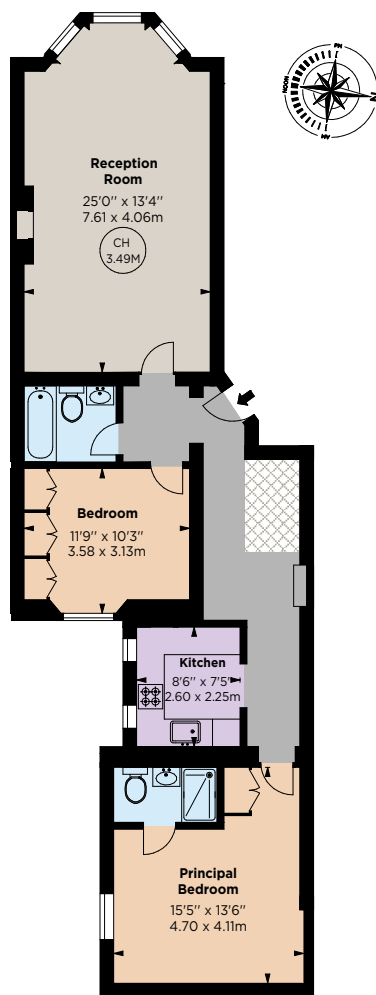
The flat enjoys private access to the gardens opposite, with Gloucester Road, Earls Court and South Kensington tube stations a short distance away (District, Circle and Piccadilly Lines) as well as the restaurants shops and amenities that the Gloucester Road, Old Brompton Road and Earls Court Road have to offer.







Key :  
CH - Ceiling Height  
Under 1.5m



RAISED GROUND FLOOR

## Floorplans

**Gross internal area** 953 sq ft (88.53 sq m)  
including 2.4 sq m of under 1.5m area  
For identification purposes only.

## General

**Tenure:** Leasehold, 999 years (expires 15/12/2951)

**Ground Rent:** £65 per annum

**Service Charge:** £5,400 per annum with a separate sinking fund

**Local Authority:** The Royal Borough of Kensington and Chelsea

**Council Tax:** Band G, circa £2514.97 including supplement for the garden

**EPC Rating:** D

**Parking:** The Royal Borough of Kensington and Chelsea parking permit

**Broadband:** Installed

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