

Earl's Court Square,  
London



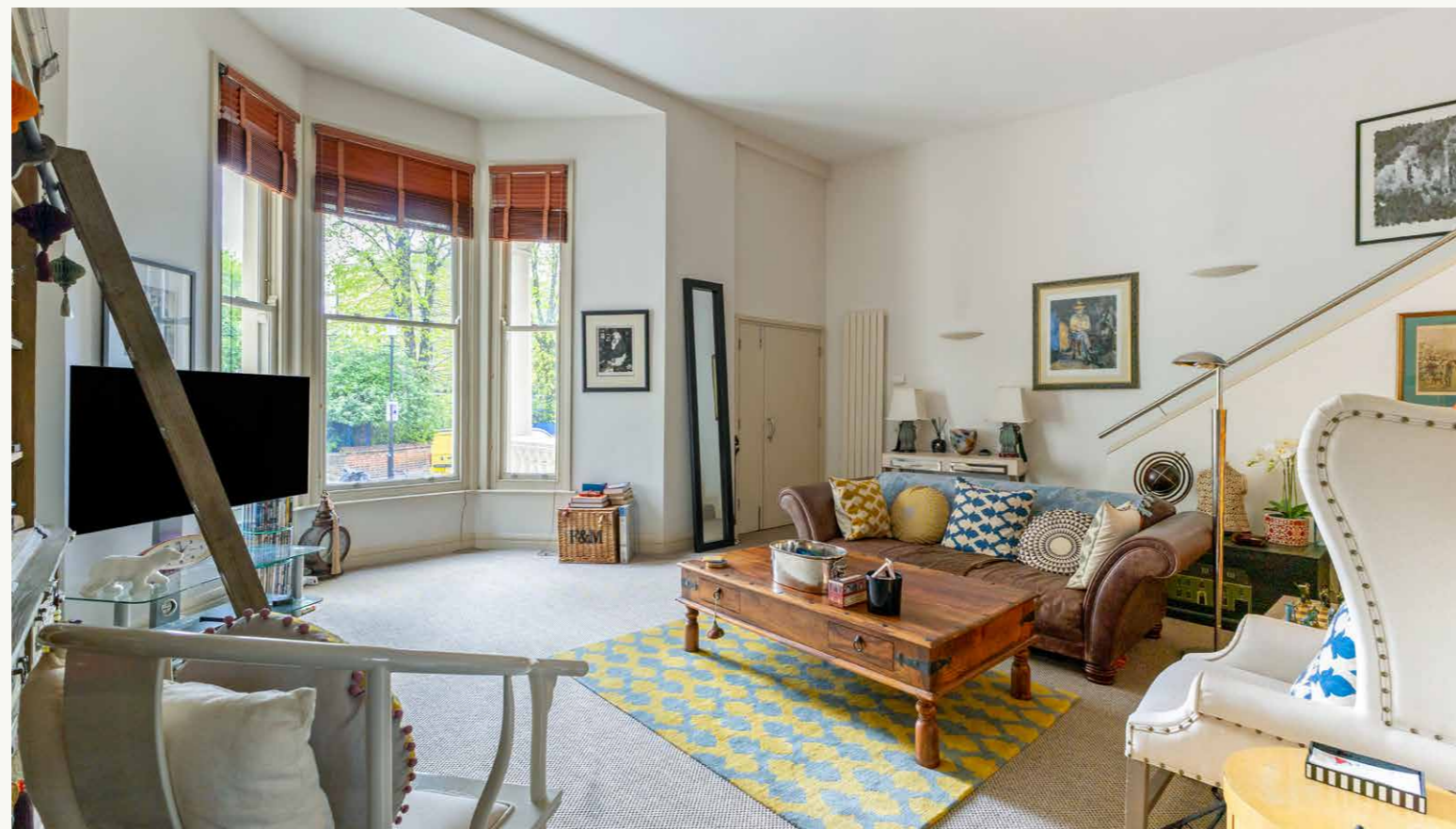
Strutt  
& Parker

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## Space and splendour in the heart of Earl's Court

### Property description

Earl's Court Square is a famous garden square address. It is home to this spacious, light and modern apartment, situated over the upper ground and ground floor of this imposing, stucco-fronted period building. A grand, pillared private entrance announces visitors to the property. Here, a sizeable reception room is characterised by lofty ceilings and a soaring sash window set within a bay which benefits from a southerly aspect providing exceptional light. A staircase leads up to a useful mezzanine space offering excellent versatility as a bedroom (complete with en-suite shower room), a study or snug. On the ground floor, the kitchen and dining area is open plan, well suited to entertaining at home, and includes a well-appointed kitchen with wall and base cabinetry and all mod-cons that can be expected. There is a further shower room off the dining room and accessed via a central lobby, there are two double bedrooms. The principal bedroom has its own fitted dressing room and marble adorned en-suite shower room, while the additional bedroom has built-in storage along one wall. Both bedrooms open to the rear terrace.



Behind the apartment is a leafy communal courtyard, shaded by mature shrubs, trees and exotic palms with space to sit and enjoy the fresh air. Residents of Earl's Court Square benefit from access to the garden square at its centre; a subscriber key can be obtained by application to the Earl's Court Square Residents' Association. Residents on-street parking is available locally via permit. The address is perfectly positioned to benefit from all the amenities, restaurants, and transport links that both Earl's Court Road and Old Brompton Road have to offer. Earl's Court Square is a highly desirable address and known for its picturesque garden square. The flat is about located closely to West Brompton (District & Overground lines) and Earl's Court (Circle, District & Piccadilly lines) train stations.

### Location

Perfectly positioned to benefit from all the amenities, restaurants and transport options along both Earl's Court Road and Old Brompton Road, Earl's Court Square is a high desirable address and known for its picturesque garden square. The flat is about 400 metres from West Brompton (District) and Earl's Court (Circle) stations.

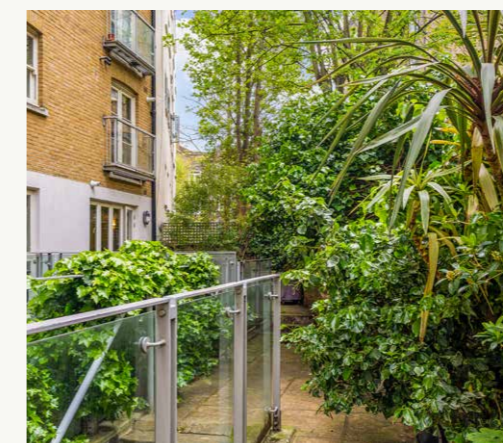
Postcode region: SW5

### General

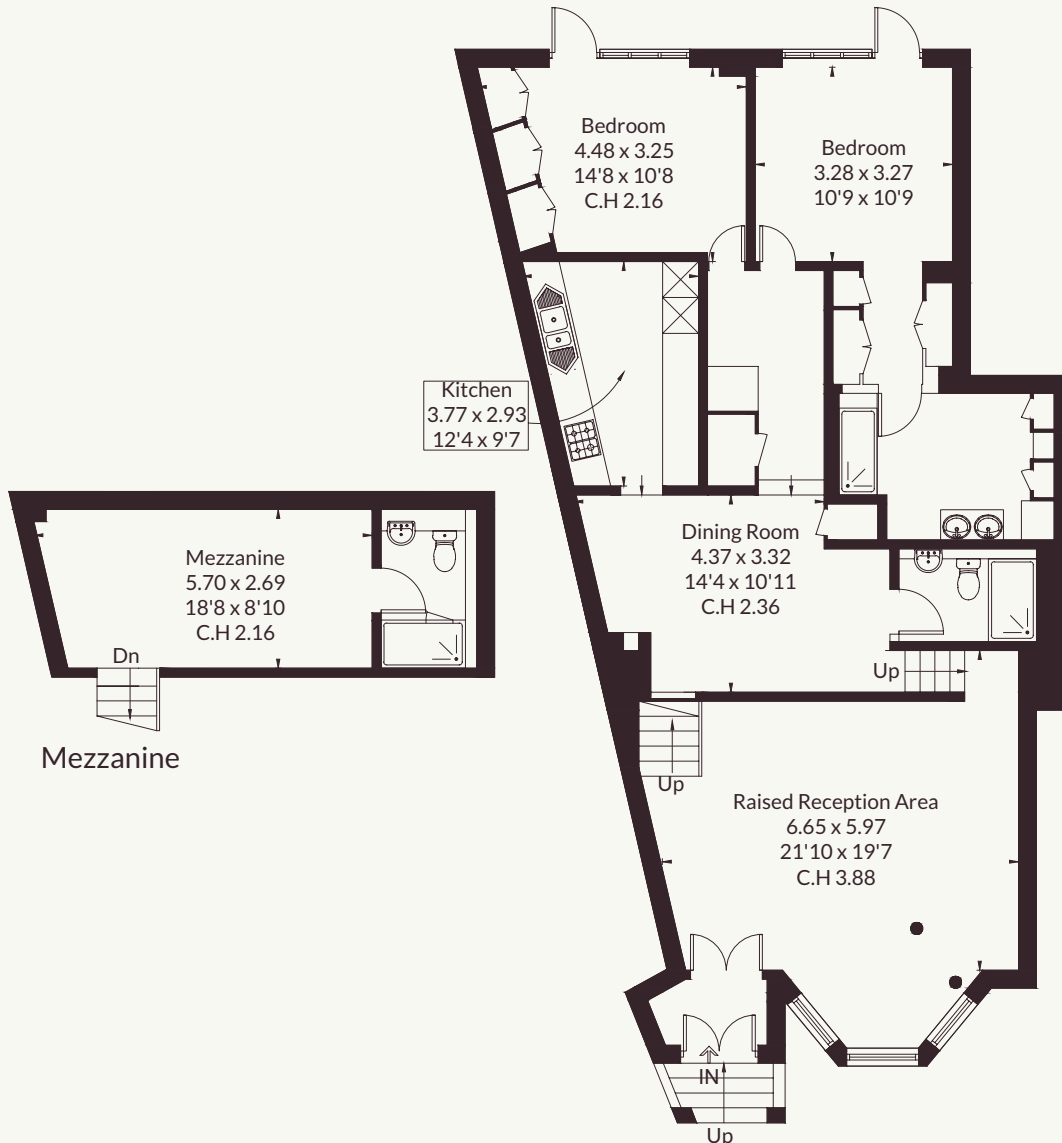
Local Authority: The Royal Borough of Kensington and Chelsea  
Services: Mains electricity, drainage and water, gas central heating.  
Council Tax: Band G  
EPC Rating: C  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1,475 sq ft (137 sq m)  
Magnificent period building  
Three bedrooms  
Versatile layout  
Patio garden  
Share of freehold  
Residential

Guide price £1,780,000



Approximate Floor Area = 137.0 sq m / 1475 sq ft



Split Level Ground Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107242

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