Earl's Court Square

LONDON SW5

A special and beautifully presented raised ground floor apartment, forming part of this attractive and well-maintained period building

Key features of this property are the towering ceiling height of 3.9m, the traditional ground floor reception room and the large doors throughout, which allow for a spectacular abundance of natural light.

Having been recently refurbished in its totality, the property benefits from a large bay window and original features.

Down the hall, there is a sizeable second bedroom, a large utility room, shower room and guest cloakroom.

The spacious principal suite is located at the rear of the apartment and benefits from a westerly outlook over the private garden, and exceptional volume.

This is a rare opportunity to secure one of the best raised-ground-floor apartments in Earl's Court.

Key Features

- 2 Bedrooms
- 2 Bathrooms
- Reception room
- Garden
- Communal gardens

Earl's Court Square was built in the mid 19th century. The square is comprised of stuccoed townhouses with Italianate dressings, as well as several mansion apartment buildings of the same era. The communal gardens opposite, which is exclusive to the square residents, are very impressive and are available by separate annual subscription via the Earl's Court Square Garden Committee.

The apartment is conveniently located near the plethora of shops, restaurants and traditional pubs found along Earls Court Road and Old Brompton Road. Transport links are available at the nearby Earls Court Underground Station (Piccadilly, District lines), as well as West Brompton Station (Under and Overground services).

Terms

Tenure	Ground Rent	Service Charge	Local Authority	Council Tax	Parking	EPC	Broadband	Guide Price
Leasehold, 948 years unexpired, plus share of freehold	Peppercorn	£3,890 per annum	Royal Borough of Kensington & Chelsea	Band G	Residents' permit	Rating D	Installed at the property	£1,895,000

Approximate Internal Floor Area

1,062 sq ft / 98.70 sq m

CH: Ceiling height

This plan is not to scale (unless specified), and is for guidance only, and must not be relied upon as a statement of fact. All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice. Please read the Important Notice on the last page of the text of the particulars.

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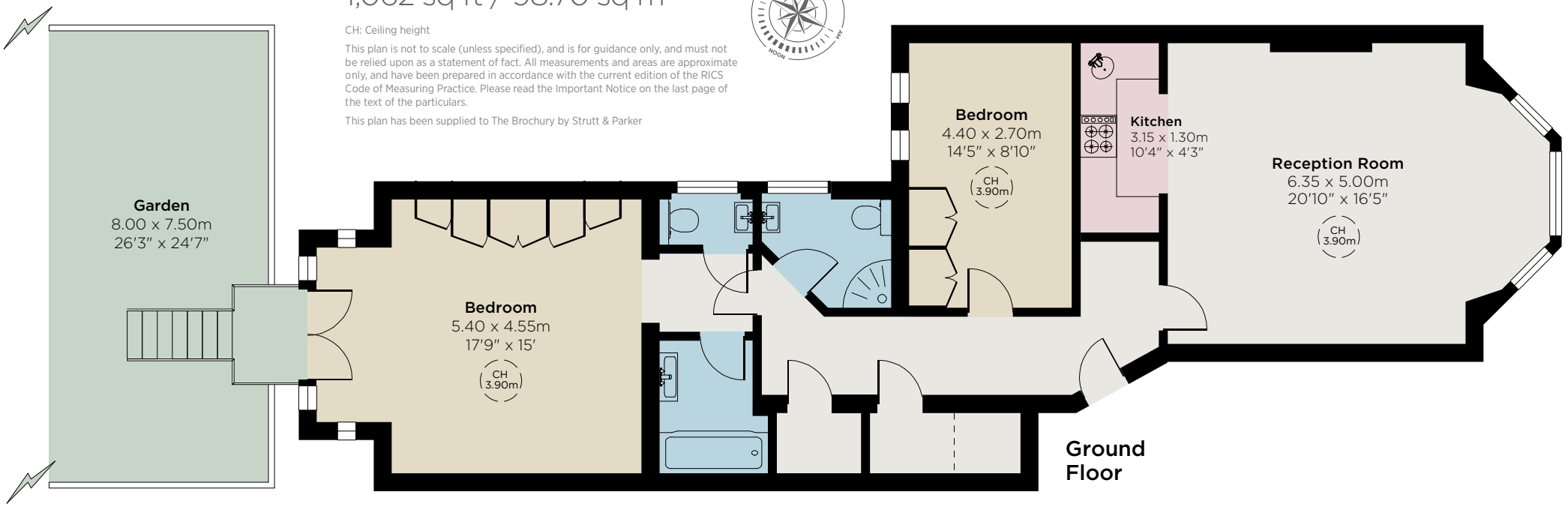

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