



Courtfield Gardens, South Kensington, SW5

Asking Price: £1,900,000

 Benham
& Reeves

Courtfield Gardens, South Kensington, SW5

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

A well-proportioned three bedroom, three bathroom family apartment, spanning 1,580 square feet of accommodation. The apartment boasts two reception rooms, a separate kitchen & utility room, guest W/C, principal bedroom with an en-suite bathroom, second double bedroom with en-suite, an additional bedroom and a family bathroom.

In addition to its appealing room proportions, this property also offers the convenience of having access one of the area's most sought-after private garden squares.

Courtfield Gardens, a coveted garden square, is conveniently situated moments from the local shops, bars and restaurants of the area. It is strategically positioned between Earls Court and Gloucester Road underground stations, both serviced by the District, Circle, and Piccadilly lines.



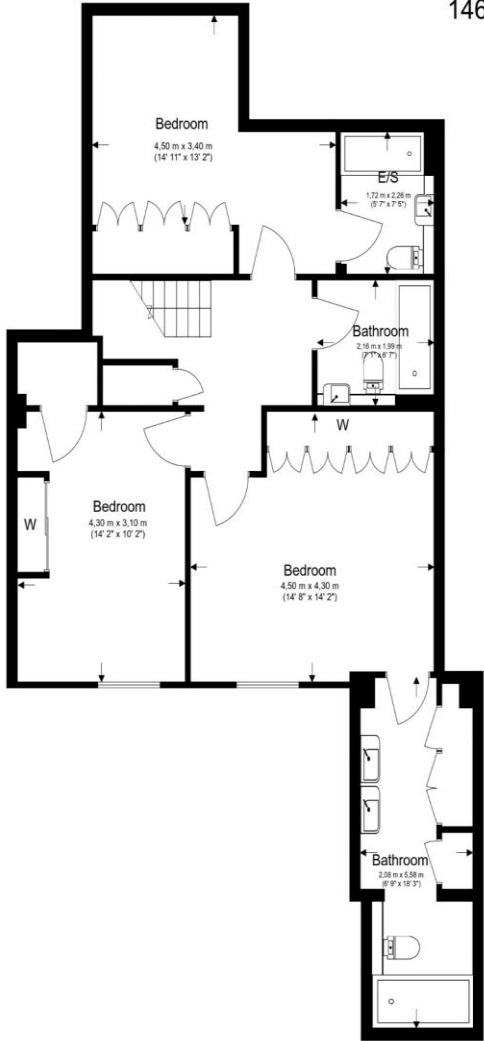


Property Features:

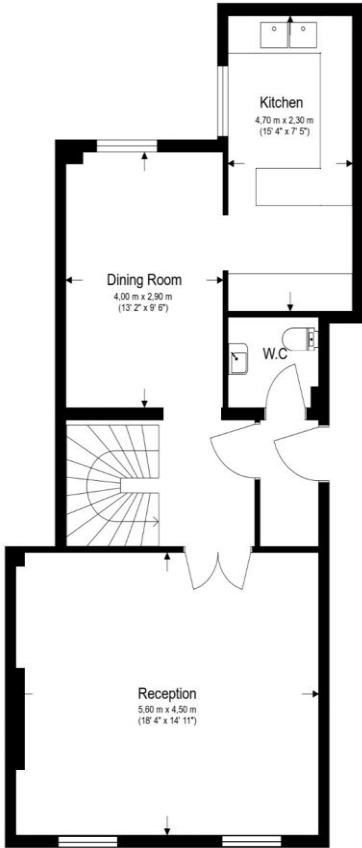
- Three Bedrooms
- Three Bathrooms
- 1,580 Square Feet (Approximate)
- Ground & Lower Ground Floor
- Communal Gardens
- Earl's Court Station (0.2 miles), Gloucester Road Station (0.4miles) & West Brompton Station (0.5 miles)



Total Gross Internal Area
146.8 Sq/m - 1580 Sq/ft



Lower Ground Floor



Raised Ground Floor

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£1,900,000
Tenure:	Leasehold Expires 24/06/2995 Approximately 971 Years Remaining
Ground Rent:	Peppercorn
Service Charge:	£5,110 (per annum) For the year 2024
Anticipated Rent:	£4,767 pcm Approx. 3 % Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: NIN220040

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