

A photograph of a lush green garden. In the foreground, a black metal fence runs across the frame. Behind the fence, a large, mature tree with a thick trunk and dense green foliage stands on the right. To the left, a path leads through a well-maintained lawn. The background is filled with more trees and greenery under a clear blue sky. In the bottom left corner, there is a white car, and in the bottom right corner, there is a black car.

COURTFIELD GARDENS

LONDON SW5

A FIRST FLOOR THREE BEDROOM SPLIT LEVEL APARTMENT IN THIS STUCCO FRONTED PERIOD BUILDING WITH A GRAND RECEPTION ROOM HAVING 12.9FT HIGH CEILINGS AND 3 LARGE WINDOWS LEADING ONTO A LARGE BALCONY WITH WONDERFUL SOUTH-EASTERLY VIEWS OVER THE COMMUNAL GARDENS.

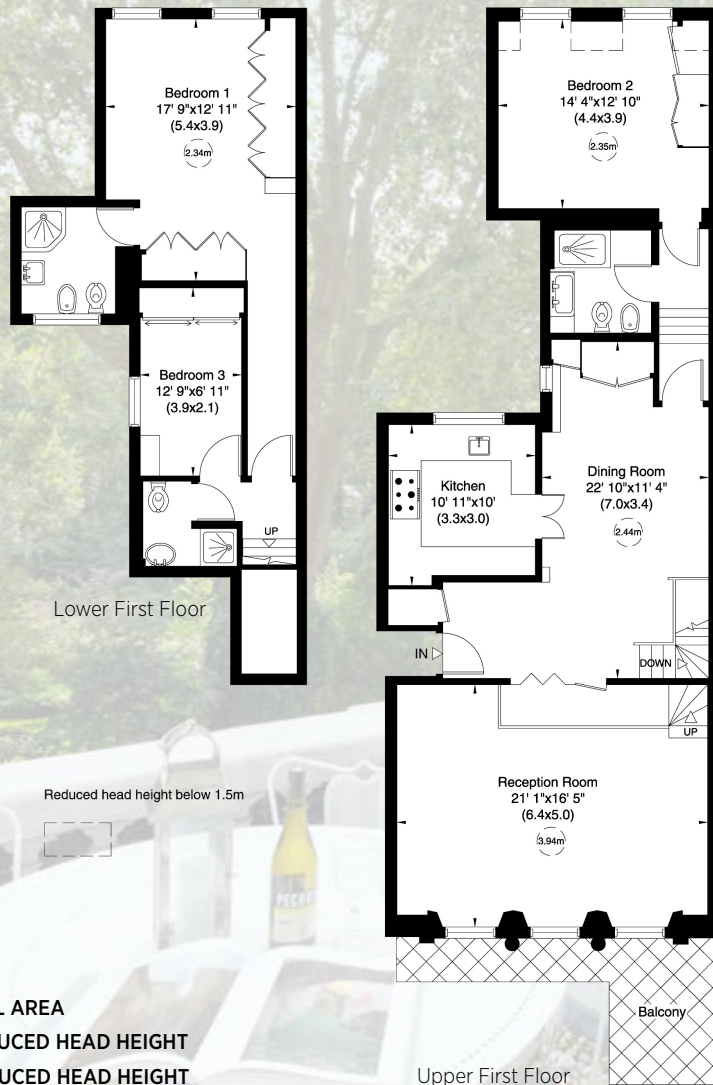




Courtfield Gardens is a sought after garden square which is well located for the transport links of Gloucester Road (District, Circle and Piccadilly lines) and Earls Court (District and Piccadilly lines) tube Stations.

Accommodation and Amenities:

- Entrance / Dining Hall
- Kitchen, Reception Room
- 3 Bedrooms
- 2 En-Suite Shower Rooms
- Further Shower Room
- Lift
- Balcony
- Access To Communal Gardens



APPROX GROSS INTERNAL AREA
 144 SQ M / 1,554 SQ FT INCLUDING REDUCED HEAD HEIGHT
 143 SQ M / 1,539 SQ FT EXCLUDING REDUCED HEAD HEIGHT



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms: 999 years from 25th March 1986 plus share of freehold.

Ground Rent: Nil

Service Charge: £10,706.30pa year ending 2024

(An additional reserve fund contribution is presently being collected for upcoming internal and external work)

Local Authority: Royal Borough of Kensington and Chelsea

Tax Band: Band F

Guide Price: £2,650,000 subject to contract.

IMPORTANT NOTICE

All information in this document is correct to the best of our knowledge at the time of going to print. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.



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