



## Courtfield Road, South Kensington, London, SW7

£403.85 per week\* / £1,750 per month – Furnished

A well-proportioned, wonderfully light studio flat on the raised ground floor of a handsome red brick Victorian conversion.

Studio Room | 1 Bathroom | Kitchen | Ground Floor Flat | 290 Approx sq ft | EPC: D

APPLICANT FEES MAY BE APPLICABLE  
HOLDING DEPOSIT OF 1 WEEK'S RENT  
DEPOSIT OF 5 WEEKS' RENT

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## DESCRIPTION

The property benefits from exceptionally high ceilings and large windows. With a separate kitchen and bathroom with power-shower, wooden floors throughout and pull-down Murphy bed, this studio is the perfect bolthole in central London. Courtfield Road is ideally located for all the shopping and transport facilities of Gloucester Road. The flat is available from the beginning of September on a furnished basis.

## ACCOMMODATION

Studio Room, 1 Bathroom, Kitchen,  
Ground Floor Flat, Furnished,  
290 Approx Sq ft

## NEAREST PUBLIC TRANSPORT

Gloucester Road Tube Station  
South Kensington Tube Station

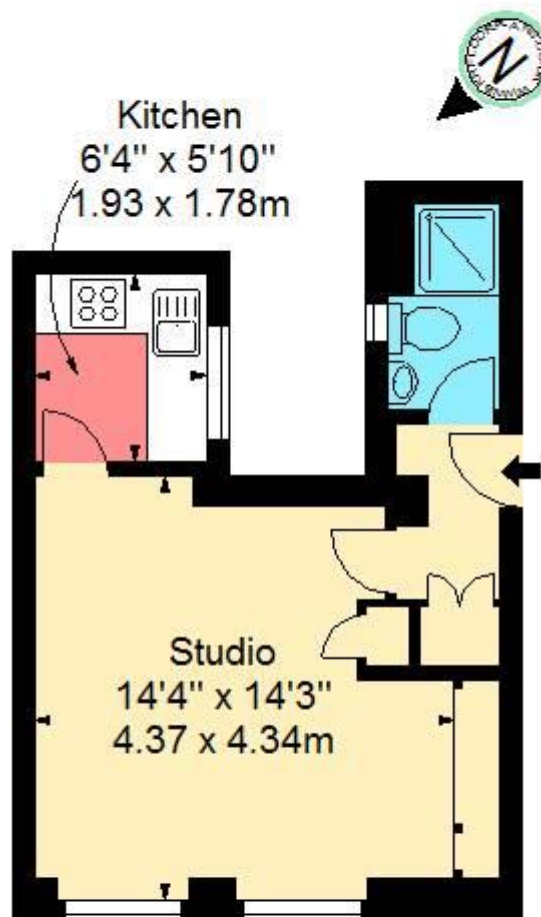
## COUNCIL TAX BAND

Band D

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) A                                     |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 66                      | 77        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

**Courtfield Road, SW7**  
**Approx. Gross Internal Area \***  
**290 Ft<sup>2</sup> - 26.94 M<sup>2</sup>**

Illustration For Identification Purposes Only. Not to Scale  
\* As Defined by RICS - Code of Measuring Practice



**GROUND FLOOR**

**BKR**  
FLOORPLANS

www.bkrfloorplans.co.uk  
T: 0845 257 2023  
2009

*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

South Kensington Lettings | 020 7370 6767 | lettings.southken@winkworth.co.uk

\*Please note, rent cannot be paid on a weekly basis.

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