



Kempsford Gardens, London, SW5

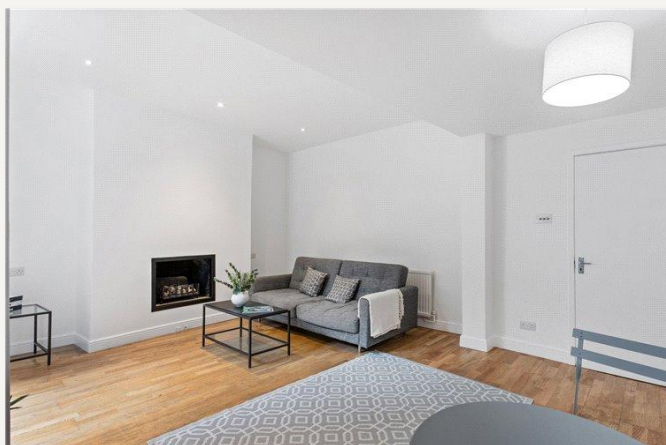
£495,000 *Share of Freehold*



A well-presented and spacious garden flat, set within an attractive period building on a pretty, tree-lined street in the heart of Earl's Court. This superb one-bedroom lower-ground-floor apartment features a generous bedroom with built-in wardrobes and a well-proportioned reception room, complete with French windows opening onto a private patio garden. The fully fitted kitchen and modern shower room are positioned to the rear of the building.

KEY FEATURES

- One Bedroom
- One Bathroom
- Private Outside Space
- Share of Freehold
- Immaculate condition
- Chain Free



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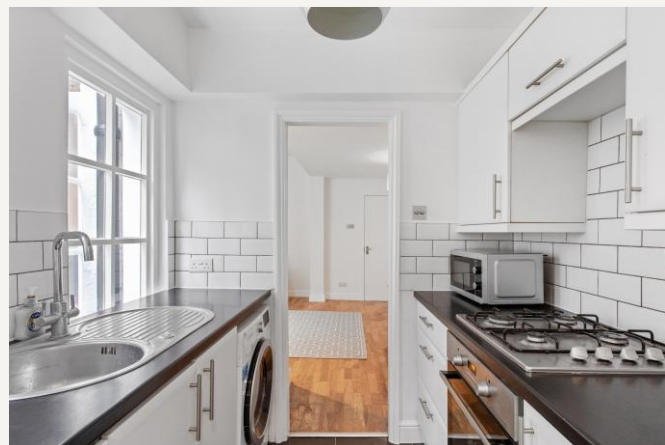
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Ideally located on Kempsford Gardens, the property is within close proximity of Earl's Court Underground Station, offering excellent transport links, as well as a variety of local shops, cafés, and amenities.





MATERIAL INFO

Tenure: Share of Freehold

Term: tbc

Service Charge: tbc

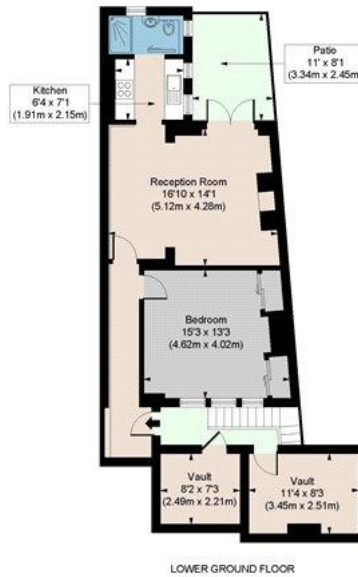
Ground Rent: tbc

Council Tax Band: D

EPC rating: C

KEMPSFORD GARDENS SW5

APPROX. GROSS INTERNAL AREA *
 763 Ft² - 70.93 M² (Including Vault)
 604 Ft² - 56.12 M² (Excluding Vault)
 Illustration For Identification Only, Not to Scale
 All Calculations include Any/All Areas Under 1.6m Head Height.
 * As Defined by RICS - Code of Measuring Practice

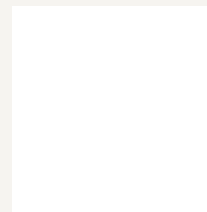


Floorplan is for illustrative purposes only and is not to scale.
 Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements,
 fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
 Liability for errors, omissions or misstatement through negligence or otherwise is hereby excluded.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/SKE250045>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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