



# 64, Courtfield Gardens

London, SW5 0NQ

A bright, west facing two-double bedroom flat overlooking communal gardens in this Victorian building.

Situated on the fourth floor, this well-proportioned flat needs complete modernisation. Measuring in excess of 800sq/ft the accommodation comprises of a large reception area, two double bedrooms with the kitchen and bathroom to the rear.

This is an excellent opportunity to create something special and with views over the Church in the gardens.

Courtfield Gardens is a large 19th-century residential garden square. It is well served for Gloucester Road and Earl's Court Underground stations and allows quick access onto the A4 with the M4 and Heathrow to the West and Knightsbridge to the East. It's only a short walk to many local shops, restaurants and amenities. The location enables quick access to Knightsbridge and Heathrow via the A4 and M4.

**ASKING PRICE:** £865,000 Subject to Contract

**TENURE:** share of freehold 960yrs and 8 months remaining

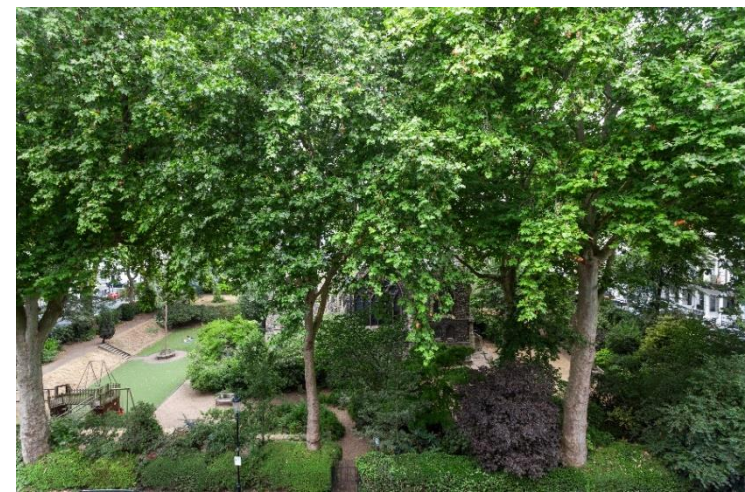
**LOCAL AUTHORITY:** The Royal Borough of Kensington & Chelsea

**COUNCIL TAX BAND:** Band F

**SERVICE CHARGE:** approx. £2,600 per annum

**GROUND RENT:** peppercorn





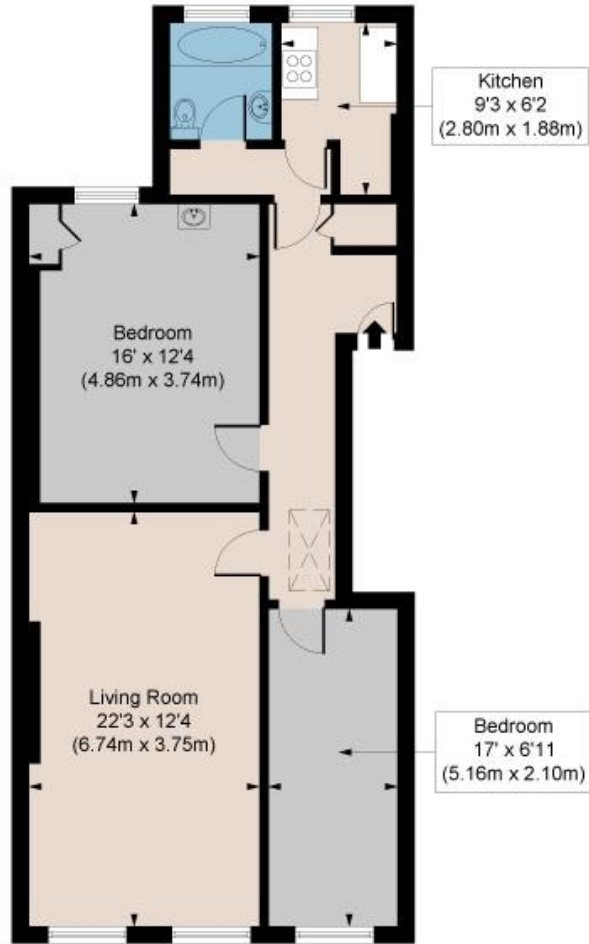
**Share of freehold | Two double bedrooms | Fourth Floor | Communal Gardens**

# COURTFIELD GARDENS SW5

APPROX. GROSS INTERNAL AREA \*  
827 Ft<sup>2</sup> - 76.85 M<sup>2</sup>

Illustration For Identification Only, Not to Scale  
All Calculations include Any/All Areas Under 1.5m Head Height.

\* As Defined by RICS - Code of Measuring Practice



FOURTH FLOOR

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 mis-statement through negligence or otherwise is hereby excluded.

**CPCREATIVE**  
PROPERTY SOLUTIONS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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