

Courtfield Road SW7

Winkworth



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South Kensington

A wonderfully bright and characterful two-bedroom, two-bathroom apartment situated on the fourth floor of an attractive period building, ideally located just a three-minute walk from Gloucester Road station, offering access to the District, Circle, and Piccadilly lines.

This charming flat boasts large windows that flood the space with natural light and enjoys access to peaceful communal gardens. The property offers a spacious double bedroom with excellent built-in storage, a versatile second bedroom ideal as a study or guest room, and a striking mezzanine-level sleeping area set above the reception room, complete with a shower room.

Positioned in the heart of South Kensington, the apartment is moments from an excellent selection of shops, cafés, restaurants, and the open spaces of Hyde Park, making it an ideal home in one of London’s most sought-after locations.

ASKING PRICE: £1,250,000 Subject to Contract

TENURE: Share of freehold

SERVICE CHARGE: approx. £3,900 per annum including sinking fund contribution

LOCAL AUTHORITY: The Royal Borough of Kensington & Chelsea





Communal Gardens | Natural Light | Period Building

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APPROXIMATE GROSS INTERNAL AREA

861 Ft² - 79.96 M²

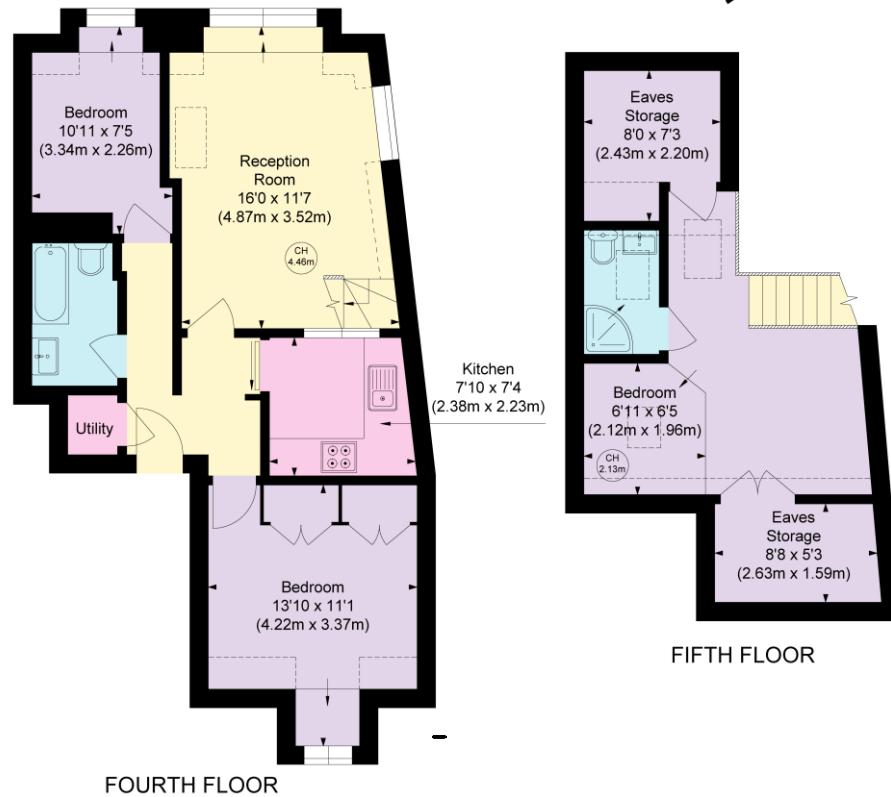
(Including Eaves Storage)

Eaves Storage

96 Ft² - 8.88 M²

COMPLIANT WITH 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 mis-statement through negligence or otherwise is hereby excluded.

Key :
CH - Ceiling Height



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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