

Courtfield Road SW7

Winkworth





# Courtfield Road SW7

South Kensington

Winkworth presents a wonderfully bright and characterful two/three-bedroom, two-bathroom maisonette arranged over the fourth and fifth floors of an attractive red brick period building, ideally located just a short walk from Gloucester Road station (District, Circle, and Piccadilly lines). Extending to approximately 861 sq ft (79.96 sq m) (including eaves storage), this charming apartment offers excellent natural light throughout, with South and West-facing aspects providing unobstructed views over attractive gardens.

The fourth floor accommodation comprises a spacious double-aspect reception room with generous ceiling height (4.46m), a separate fitted kitchen, a principal double bedroom with built-in wardrobes, and a second versatile bedroom, ideal as a study or guest room. There is also a family bathroom and a useful utility area on this level.

Upstairs on the fifth floor, there is a striking mezzanine-level sleeping area/third bedroom, benefitting from a separate shower room and access to ample eaves storage.

The property further benefits from:

- Large windows and excellent natural light
- Flexible living space arranged over two floors
- Peaceful access to attractive communal gardens
- Share of Freehold tenure

**ASKING PRICE:** £1,130,000 Subject to Contract

**TENURE:** Share of freehold

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







**LOCATION:**

Ideally positioned close to the wide range of shops, cafés, restaurants, and cultural attractions of South Kensington, and the open spaces of Kensington Gardens, this apartment offers a wonderful opportunity to create a stylish home in one of London's most sought-after locations.

**Communal Gardens | Natural Light | Period Building**



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APPROXIMATE GROSS INTERNAL AREA

861 Ft<sup>2</sup> - 79.96 M<sup>2</sup>

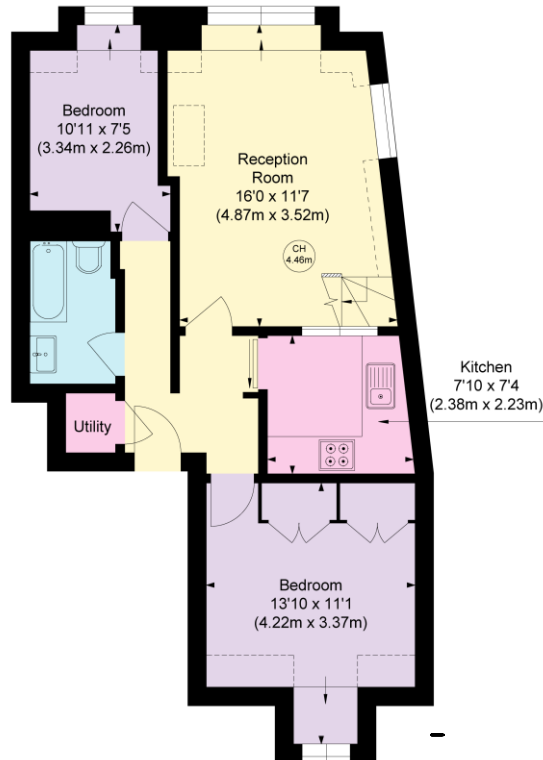
(Including Eaves Storage)

Eaves Storage

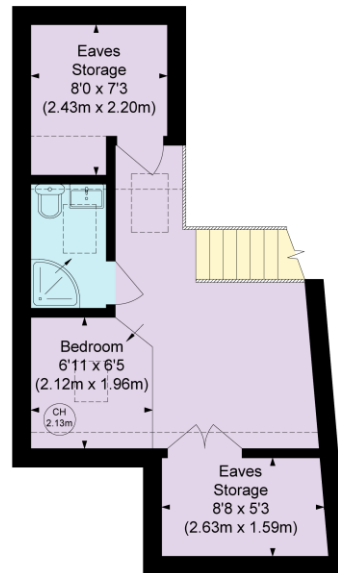
96 Ft<sup>2</sup> - 8.88 M<sup>2</sup>

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



FOURTH FLOOR



FIFTH FLOOR

Winkworth

## 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>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 52                      | 62        |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

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for every step...