



## Kempsford Gardens, 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

### KEY FEATURES

- One Bedroom
- One bathroom
- Private Outside Space
- Share of Freehold
- Immaculate Condition
- Chain Free



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positioned to the rear of the building.

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:** 970 year and 5 months

**Service Charge:** £560 per annum

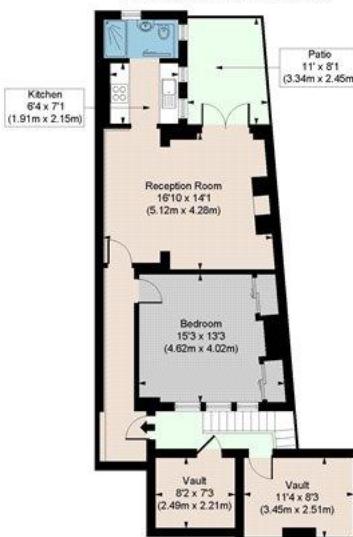
**Ground Rent:** £ 0

**Council Tax Band:** D

**EPC rating:** C

## KEMPSFORD GARDENS SW5

APPROX. GROSS INTERNAL AREA \*  
 763 Ft<sup>2</sup> - 70.93 M<sup>2</sup> (Including Vault)  
 604 Ft<sup>2</sup> - 56.12 M<sup>2</sup> (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

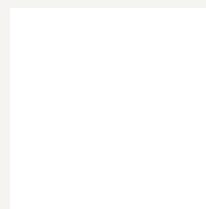
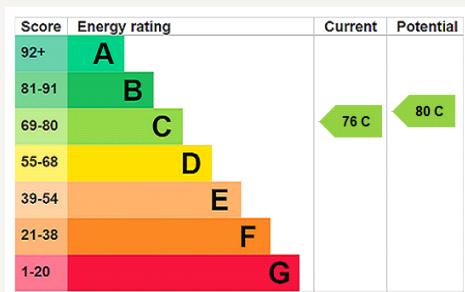


LOWER GROUND FLOOR

Plan 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,  
 ratios, angles and data shown are approximate interpretation for illustrative purposes only.  
 Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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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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