



Kempsford Gardens, SW5

£495,000 *Share of Freehold*

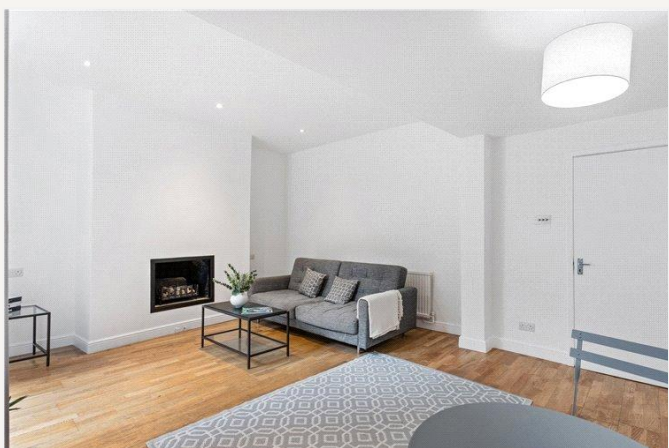


A well-presented and spacious garden flat, set within an attractive period building on a pretty, tree-lined street in the heart of Earl's Court.

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



South Kensington Sales

020 7373 5052 | southkensington@winkworth.co.uk

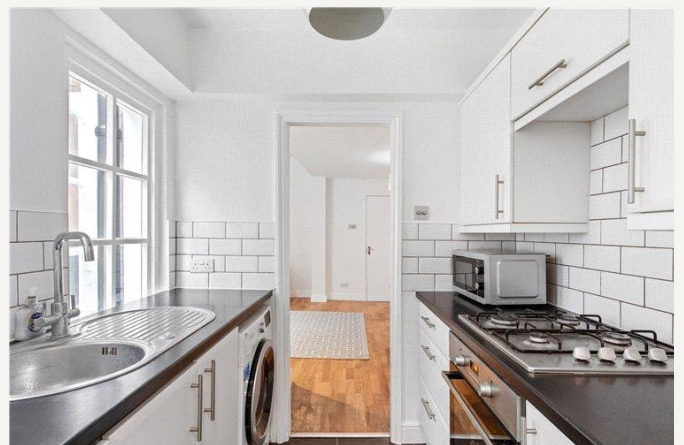
Winkworth

for every step...



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.



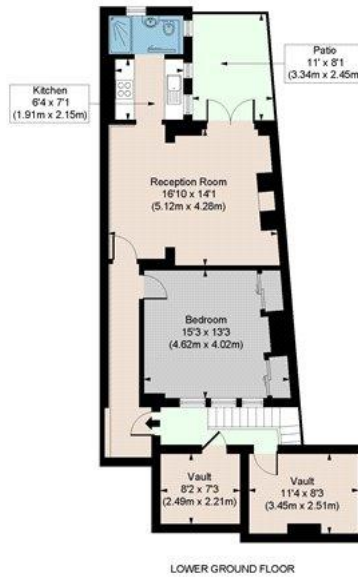


MATERIAL INFO

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 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

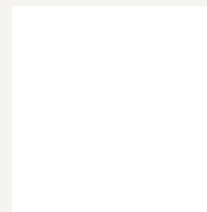


Floorplan is for illustrative purposes only and is not to scale.
 Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
 Liability for errors, omissions or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

CP CREATIVE
 PROPERTY SERVICES

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		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SKE260001>

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.

South Kensington Sales

020 7373 5052 | southkensington@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.