

COURTFIELD ROAD | SW7

Winkworth



Flat 12, 17-19 Courtfield Road,

London, SW7 4DA

An uncompromising one bedroom flat with direct access to communal gardens.

Situated on the raised ground floor and to the rear of this well-maintained period conversion, there is a tangible sense of peace upon entry. Directly ahead the eye is drawn to the grand, high ceilinged reception room, the bay window's acres of glass providing the perfect framing for the greenery beyond, and the door giving access directly to it. Of particular mention is the fireplace and surround, as well as the superb joinery of the bookshelf. The semi open-plan kitchen does not encroach on the living space but compliments it perfectly and offers a more casual eating area too. The bedroom is a good size with built in wardrobes, and there is also a shower room and further storage throughout the property. Whilst in need of cosmetic updating there is no need to alter what is already a wonderfully arranged flat.

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

TENURE: Share of Freehold

LOCAL AUTHORITY: The Royal Borough of Kensington & Chelsea

COUNCIL TAX BAND: Band G

SERVICE CHARGE: To be confirmed





LOCATION:

Courtfield Road is an ideal location from which to appreciate all that South Kensington (and indeed London) has to offer. Gloucester Road station is a mere 2 minutes' walk away, with Piccadilly, District & Circle line trains both into and out of Central London. The A4 offers similar vehicular access, but remains far enough away not to impose. As well as transport links there are two large supermarkets on the doorstep (Waitrose, Sainsburys) as well as a vast array of shops, restaurants & cafes.

**Entrance hall | Reception room | Kitchen | Double bedroom | Bathroom |
Direct access to communal gardens (STTUC)**

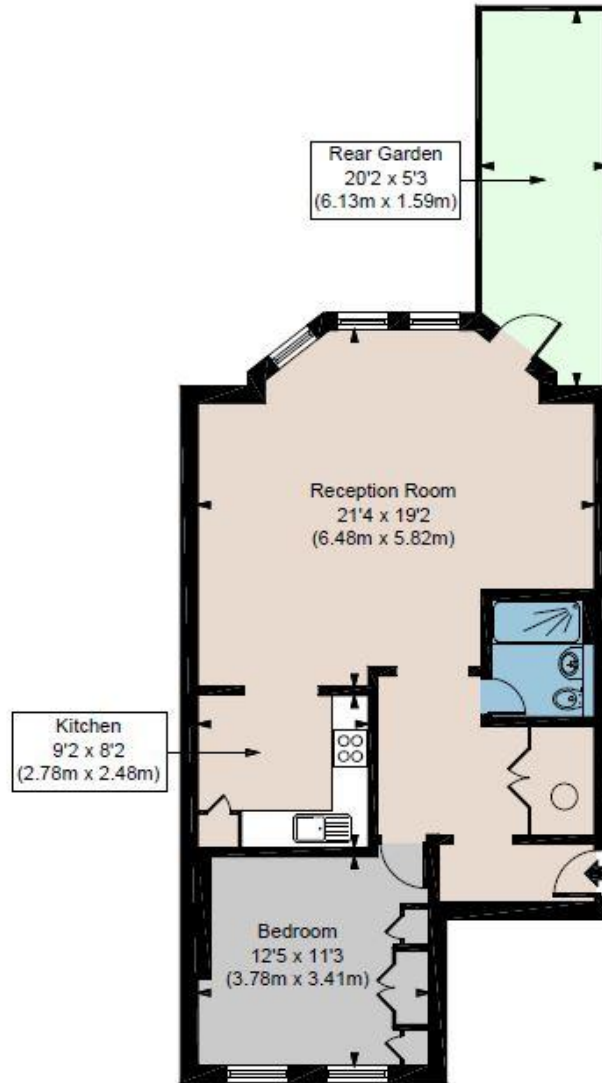
| Energy Efficiency Rating | | Current | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 69 |
| (55-68) | D | | |
| (39-54) | E | 37 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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APPROX. GROSS INTERNAL AREA *
725 Ft² - 67.38 M²

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



GROUND FLOOR



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate



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See things differently

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.

