

COURTFIELD GARDENS | SW5



Winkworth

Flat C, 47 Courtfield Gardens,

London, SW5 0NA

Forming part of beautiful white Stucco fronted period building in one of South Kensington's most desirable addresses, located at the North end of the Square, the flat benefits from views over the communal gardens.

Entered via a communal entrance, this second floor two bedroom flat is very well presented having been modernised by the current owners. There is a good sized reception room with a Southerly aspect, a modern open plan kitchen with space for dining, two double bedrooms both with fitted wardrobes and two bathrooms.

ASKING PRICE: £1,100,000 Subject to Contract

TENURE: Leasehold; 932 years (expires 25th December 2951)

LOCAL AUTHORITY: The Royal Borough of Kensington & Chelsea

COUNCIL TAX BAND: Band G

SERVICE CHARGE: £2,850 per annum

GROUND RENT: To be confirmed





LOCATION:

Courtfield Gardens is moments from the amenities and facilities of Gloucester Road and is within easy walking distance of the popular shopping streets of High Street Kensington and the Kings Road.

Reception room | Open plan kitchen | Master bedroom | Second double bedroom | Bathroom | Shower room | Communal gardens (STTUC) | Utility room | Kensington & Chelsea Parking permits



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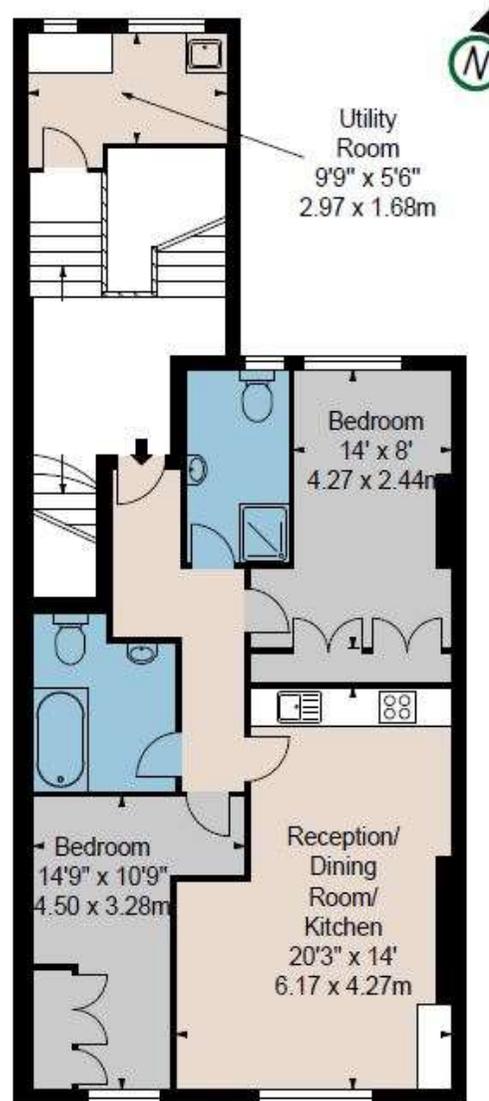
APPROX. GROSS INTERNAL AREA *

772 Ft² - 71.72 M²

(Including Utility Room)

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
(Measurements And Ft²/M² Calculation Supplied By Client)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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