

COURTFIELD ROAD | SW7

Winkworth



# Flat 3, 33-35 Courtfield Road,

London, SW7 4DB

Found quietly to the back of the building, this wonderful flat offers a fabulous balance of living and bedroom space. The entrance hall leads directly into over 400ft<sup>2</sup> of bright reception space, with large windows forming  $\frac{3}{4}$  of the bay, and the fourth being a door that leads out in the gardens. Furthermore, there is a large, and currently separate eat in kitchen completing the ground floor accommodation. Downstairs there are two double bedrooms and two bathrooms, with the principal offering an en-suite bathroom as well as access out onto a private patio garden. There is also a utility room and further under-the-stairs storage. This property has served the current clients well as both a home and latterly a rental investment, and whilst in good order throughout an incoming purchaser would have the ability to create and change at their discretion.



**ASKING PRICE:** £2,150,000 Subject to Contract

**TENURE:** Share of Freehold

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

**COUNCIL TAX BAND:** Band G

**SERVICE CHARGE:** Approximately £4,494 per annum (includes a contribution to a sinking fund)

**GROUND RENT:** To be confirmed





**LOCATION:**

Courtfield Road is ideally located at the heart of South Kensington. Gloucester Road is less than two minutes' walk, with shops & restaurants as well as fantastic transport links into and out of Central London (Piccadilly, District & Circle Lines). There is history and culture on your doorstep with the V&A and Natural History Museum at only 10 minutes' by foot, and bright lights of Harrods & Knightsbridge only 10 minutes' more.

**Entrance hall | Reception room | Kitchen | Two double bedrooms (one en-suite) | Private patio | Direct access to communal gardens**

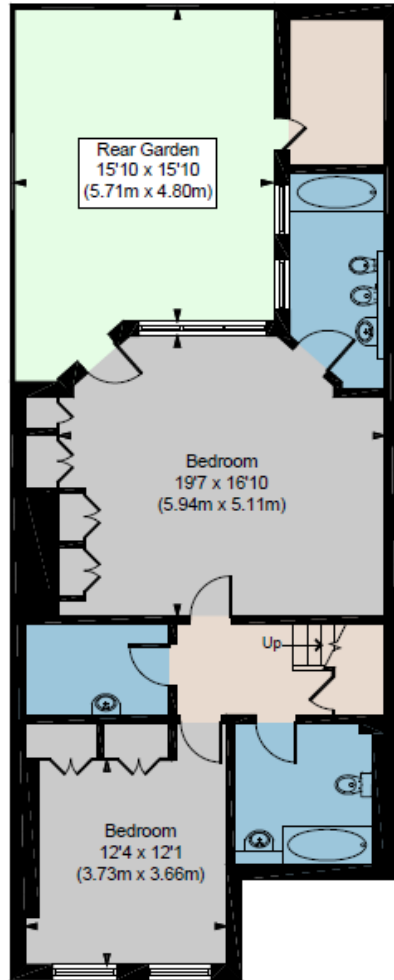
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	58
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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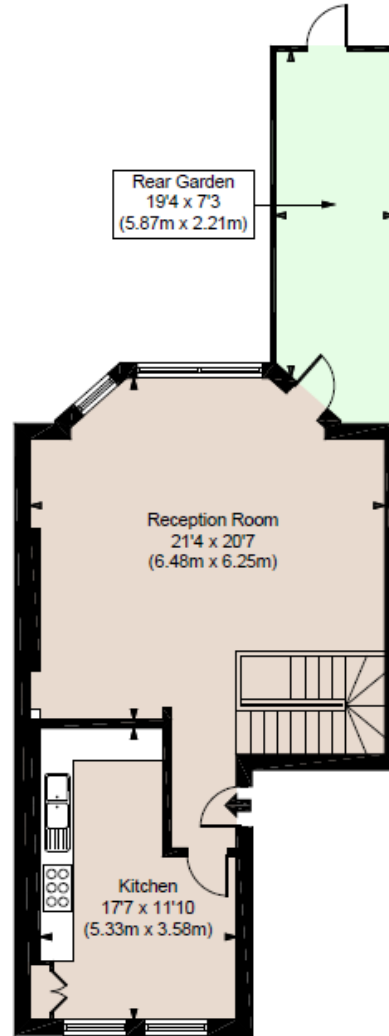
APPROX. GROSS INTERNAL AREA \*  
1422 Ft<sup>2</sup> - 132.15 M<sup>2</sup>

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



LOWER GROUND FLOOR



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



South Kensington Sales | 020 7373 5052  
southkensington@winkworth.co.uk

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.

