

COURTFIELD GARDENS | SW5

Winkworth





# Flat 4, 60 Courtfield Gardens,

London, SW5 0NF

A bright, West facing studio flat overlooking communal gardens.

Situated on the 3<sup>rd</sup> floor, this well-proportioned studio is in need of complete modernisation. Measuring in excess of 400sq/ft the accommodation is comprised of a large studio room, separate kitchen and bathroom. There is a superb opportunity here to create an utterly charming London base, or indeed a rental investment.

**ASKING PRICE:** £425,000 Subject to Contract

**TENURE:** Leasehold

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

**COUNCIL TAX BAND:** Band G

**SERVICE CHARGE:** To be confirmed

**GROUND RENT:** To be confirmed







**LOCATION:**

Courtfield Gardens forms part of a nearly contiguous residential area between SW7 and SW5. Located at 3 minutes' walk from Gloucester Road Station (District & Circle/Piccadilly Line), as well as easy access to the A4 both in and out of Central London, it's ideally placed for all the relevant transport links. The shops, restaurants and cafes of the local area are all within walking distance giving a real sense of community.

**Entrance hall | Studio room | Bathroom | Kitchen | Access to communal gardens (STTUC)**



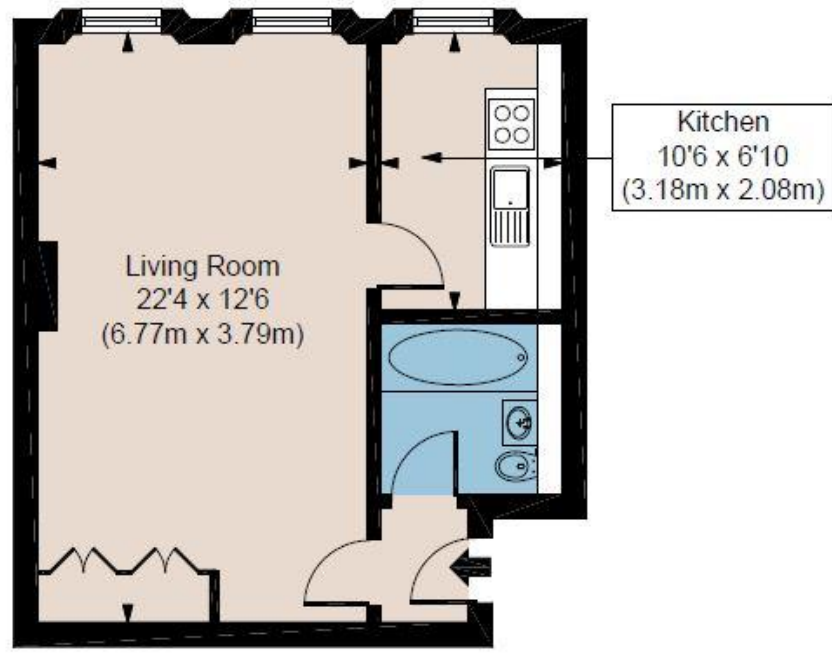
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate

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APPROX. GROSS INTERNAL AREA \*  
420 Ft<sup>2</sup> - 38.98 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



THIRD FLOOR



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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.

