





A truly beautiful two double bedroom raised ground floor flat in a fantastic portered building with access to communal gardens



This impeccably presented property has beautiful period features throughout and offers a serene atmosphere with spectacular living space.

The flat has a fantastic reception room with a library area and fabulous outlook onto the communal garden square, which leads onto a semi-open plan kitchen diner. The property further extends to a large principal bedroom with an en-suite shower room and second double bedroom with a family bathroom that can also be accessed through the hallway.

The flat benefits from air-conditioning throughout, access to communal gardens, high ceilings, large bay windows, elegant feature fireplace and ample storage.

The property is set within an exceptional portered and extremely well-maintained building, offering an incoming buyer a harmonious living. The flat is perfectly placed within the quietest and most desirable section of Courtfield Gardens.





Accommodation

- 2 Bedrooms
- 2 Bathrooms
- Reception room
- Concierge
- Porter
- Air conditioning
- Comfort cooling
- Residents' parking
- Kitchen
- Communal gardens

Location

Courtfield Gardens is moments away from the extensive transport and entertainment facilities of Gloucester Road, and from Kensington Gardens.

Terms

Tenure
Share of freehold, 999 years lease from 12th February 2001

Ground Rent
Peppercorn

Service Charge
£10,000 per annum including reserve fund

Local Authority
The Royal Borough of Kensington & Chelsea

Council Tax
Band G

EPC
Rating C

Guide Price
£1,895,000

Approximate Gross Internal Area
1,158 sq ft / 107.58 sq m

CH: Ceiling height.

Floorplan for guidance only, not to scale or for valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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Raised Ground Floor

South Kensington

90 Old Brompton Road, London SW7 3LQ

+44 (0)20 7581 7000

southken@struttandparker.com
struttandparker.com

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