



Earls Court Square

London, SW5

A sleek and modern studio apartment on this great garden square.

Beautifully presented and set on the second floor of an extremely well-maintained Victorian conversion. The property benefits from a spacious studio room with high ceilings, built in storage and large sash window, fully fitted kitchen with integrated appliances and a private bathroom with a modern shower. Further benefits include communal gardens, share of freehold and a low service charge.

Earl's Court Square is one of the premier addresses in SW5. It is perfectly located to take advantage of the wide array of local shops and restaurants as well as the great transport links of the area. The nearest underground station is Earls Court Station 0.2 miles (District and Piccadilly lines)

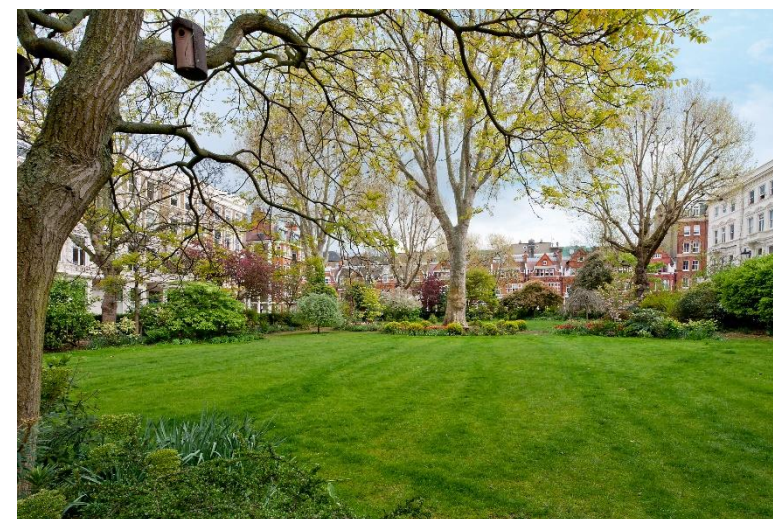
Asking Price: £425,000 Subject to Contract

Tenure: Share of Freehold (949yrs remaining)

Local Authority: The Royal Borough of Kensington & Chelsea

Service Charge: TBC

Ground Rent: Peppercorn





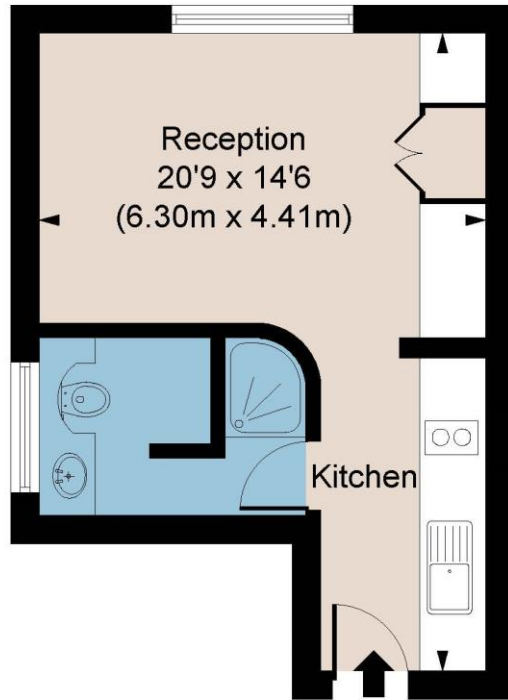
Share of Freehold | Communal Gardens | Second Floor

EARLS COURT SQUARE SW5

APPROX. GROSS INTERNAL AREA *
261 Ft² - 23.50 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



SECOND FLOOR

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.

CP CREATIVE
PROPERTY MARKETING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	73
(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	

Winkworth

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