



# 65, Courtfield Gardens

London, SW5

*Immaculate studio apartment set on the first floor with lift.*

*This impressive flat is located on a quiet street and comprises of a separate kitchen, bathroom, south facing balcony and newly decorated reception room. Further benefits include the share of freehold, lift and first floor aspect.*

*Courtfield Gardens is a large 19th-century residential garden square. It is well served for Gloucester Road and Earl's Court Underground stations and allows quick access onto the A4 with the M4 and Heathrow to the West and Knightsbridge to the East. It's only a short walk to many local shops, restaurants and amenities. The location enables quick access to Knightsbridge and Heathrow via the A4 and M4.*

**Asking Price:** £425,000 Subject to Contract

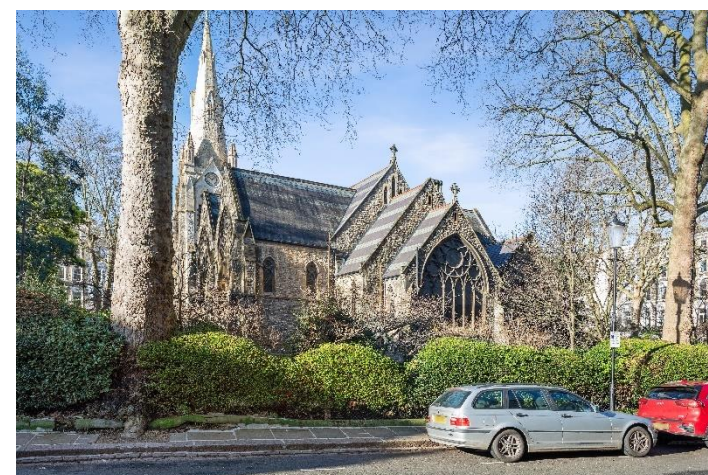
**Tenure:** Share of Freehold (959yrs remaining)

**Local Authority:** The Royal Borough of Kensington & Chelsea

**Council tax band:** D

**Service Charge:** Approx £2,000 pa

**Ground Rent:** Peppercorn





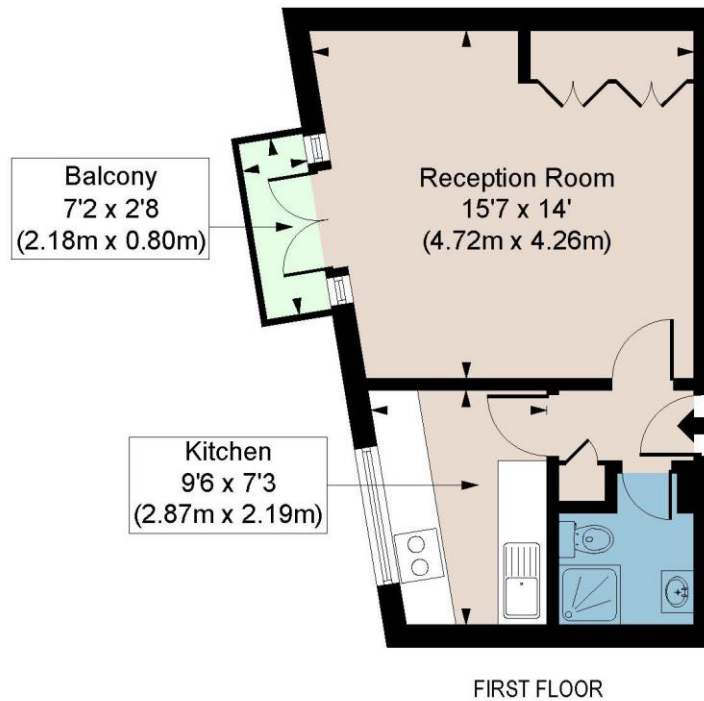
**Studio | first floor | Lift | balcony**

# COURTFIELD GARDENS SW5

APPROX. GROSS INTERNAL AREA \*  
323 Ft<sup>2</sup> - 30.01 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



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.

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PROPERTY MARKETING