



125-127, Earls Court Road

London, SW5 0PU

A well proportioned two double bedroom flat moments from Earls Court Station.

This well located apartment is quietly located on the second floor of this period building, accessed on Childs Street and just a few paces away from Earls Court Underground, It is perfect for a first time buyer or investor.

The flat comprises of two double bedrooms, family bathroom and an open plan kitchen / reception area. Further benefits include share of freehold and newly decorated communal areas.

125 – 127 is close to the many amenities of Kensington High Street and Earl's Court, including Earl's Court Underground Station and a Tesco and Sainsbury's superstore, as well as the green open spaces of Holland Park.

ASKING PRICE: £500,000 Subject to Contract

TENURE: Share of Freehold (999yr underlying lease)

LOCAL AUTHORITY: The Royal Borough of Kensington & Chelsea

COUNCIL TAX BAND: D

SERVICE CHARGE: circa £1,000 per annum

GROUND RENT: Peppercorn





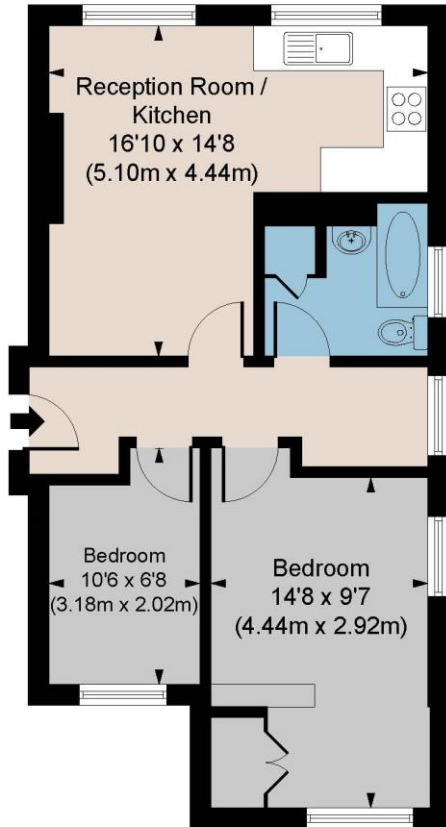
Second Floor Flat | Share of Freehold | Two Double Bedrooms

EARLS COURT ROAD, SW5

APPROX. GROSS INTERNAL AREA *
543 Ft² - 50.45 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Winkworth

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