

Courtfield Road | SW7

Winkworth





# Courtfield Road

London, SW7

Two bedroom flat in Chelsea with a South-facing private garden.

Situated on the ground floor of an impressive period building, this well arranged property offers a wealth of opportunity to an incoming buyer.

With excellent volume, the reception room has three large sash windows, and the open plan kitchen is fully equipped. Both double bedrooms are quietly positioned to the rear of the flat, with excellent storage, with one opening up via French windows onto an unexpectedly large South-West facing garden.

Further accommodation is comprised of a smart shower room and a further storage cupboard in the hall. With wooden floor throughout, this property would make an ideal home, pied-a-terre or indeed investment.

This property leads leading directly out onto a great location on the King's Road which offers many shops, restaurants and Central London bus routes, whilst the nearest Underground station is Fulham Broadway (District line).

**Asking Price:** £950,000 Subject to Contract

**Tenure:** Share of Freehold (being sold with 999yrs remaining)

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

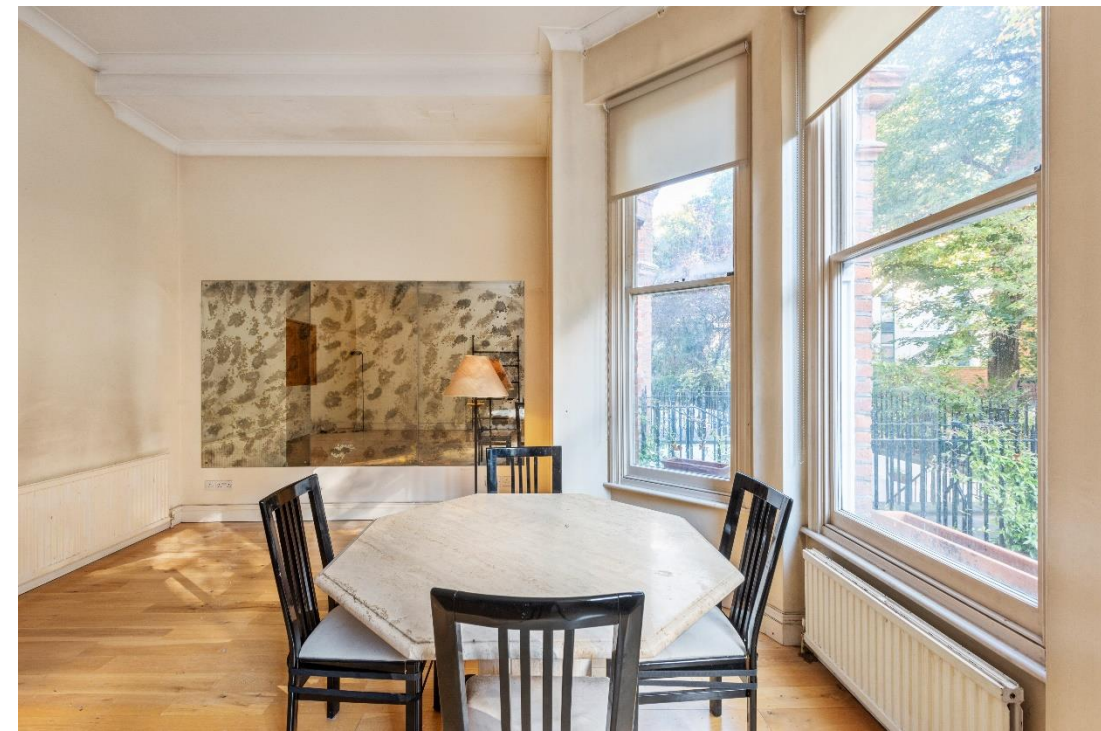
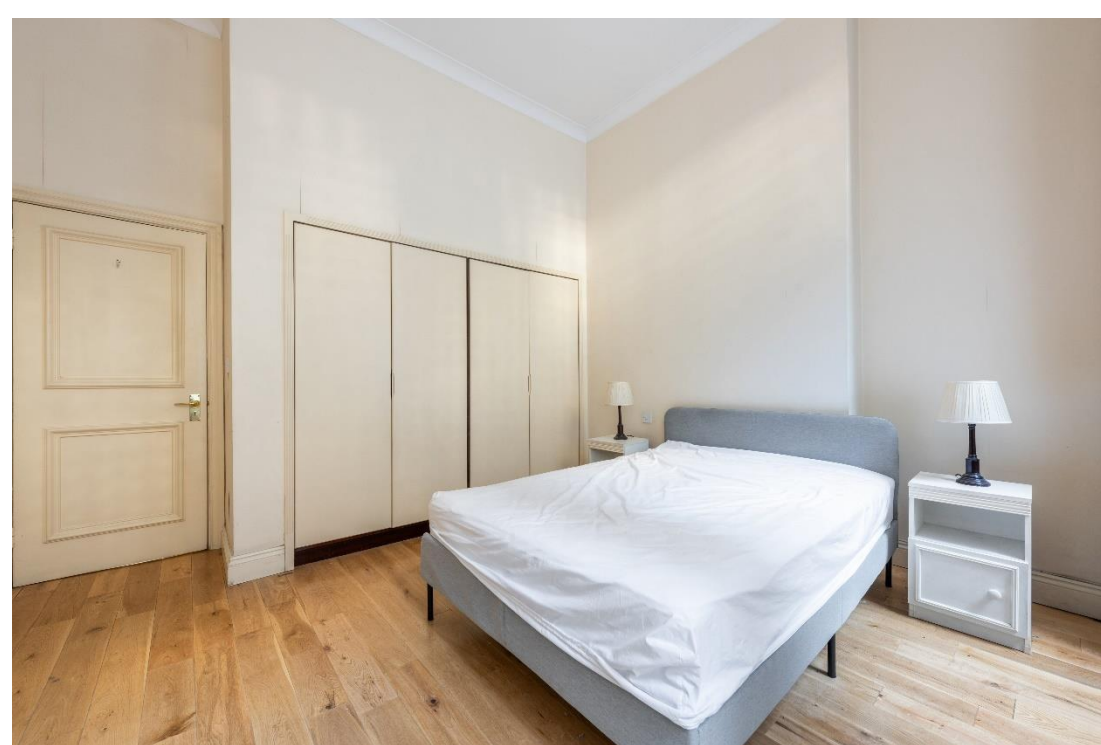
**Council tax band:** G

**Service Charge:** Circa £2,600pa

**Ground Rent:** Peppercorn

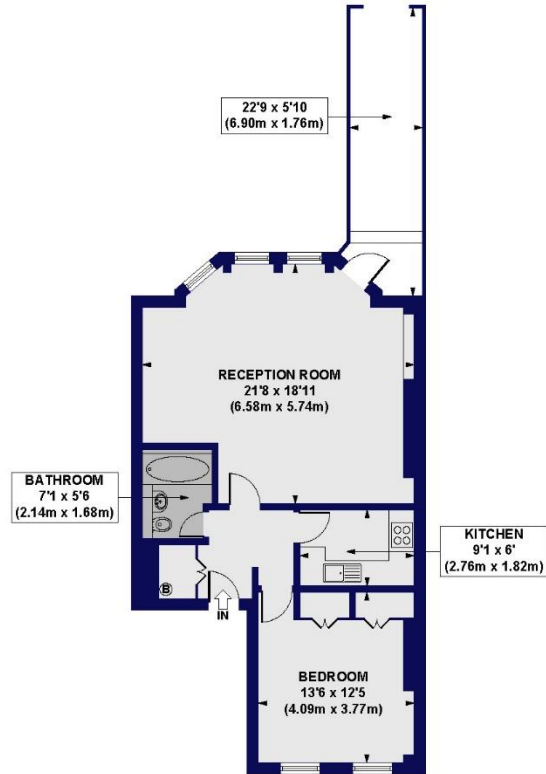






**Share of Freehold | Direct Access to Gardens | Large Double Bedroom**

**Courtfield Road, SW7**  
 Approx. Gross Internal Floor Area 697 sq. ft / 64.71 sq. m



GROUND FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

**Winkworth**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</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	