

Courtfield Road | SW7

Winkworth



Courtfield Road

London, SW7

An uncompromising one bedroom flat with direct access to communal gardens.

Situated on the raised ground floor and to the rear of this well-maintained period conversion, there is a tangible sense of peace upon entry.

Directly ahead the eye is drawn to the grand, high ceilinged reception room, the bay window's acres of glass providing the perfect framing for the greenery beyond, and the door giving access directly to it.

The bedroom is of a good size with built in wardrobes, and there is also a separate well fitted kitchen, family bathroom and further storage throughout the property.

Whilst in need of cosmetic updating there is no need to alter what is already a wonderfully arranged flat.

Courtfield Road is an ideal location from which to appreciate all that South Kensington (and indeed London) has to offer. Gloucester Road station is a mere 2 minutes' walk away, with Piccadilly, District & Circle line trains both into and out of Central London. The A4 offers similar vehicular access, but remains far enough away not to impose. As well as transport links there are two large supermarkets on the doorstep (Waitrose, Sainsburys) as well as a vast array of shops, restaurants and cafes.

Asking Price: £950,000 Subject to Contract

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

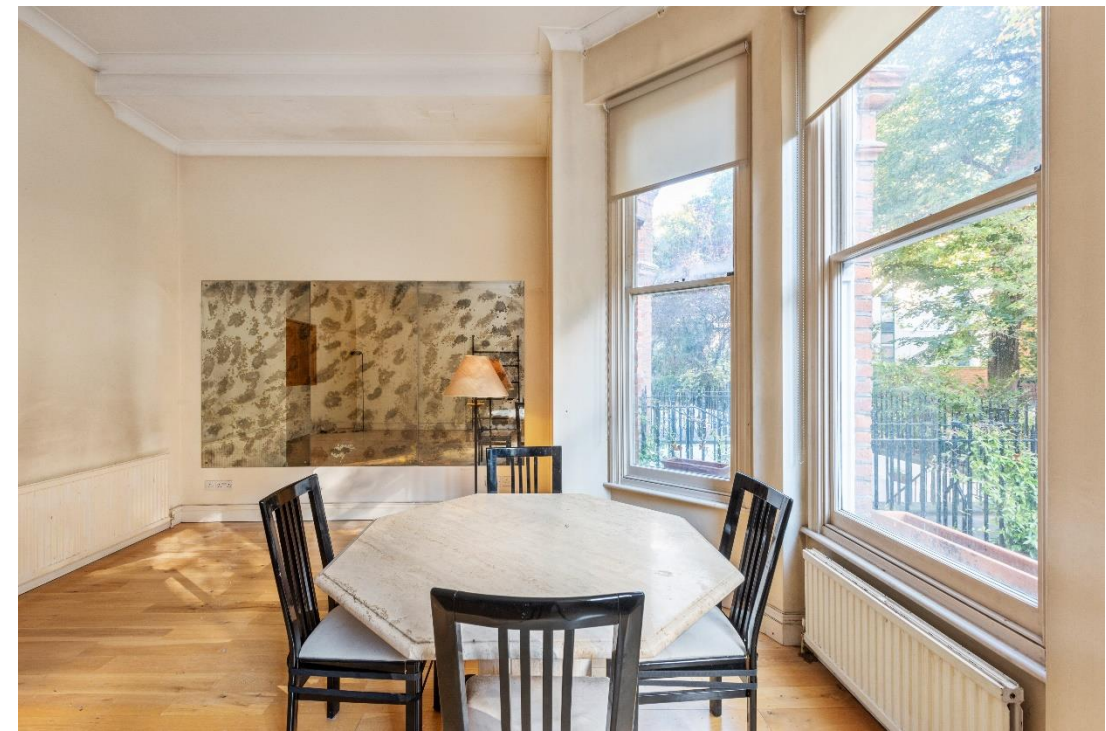
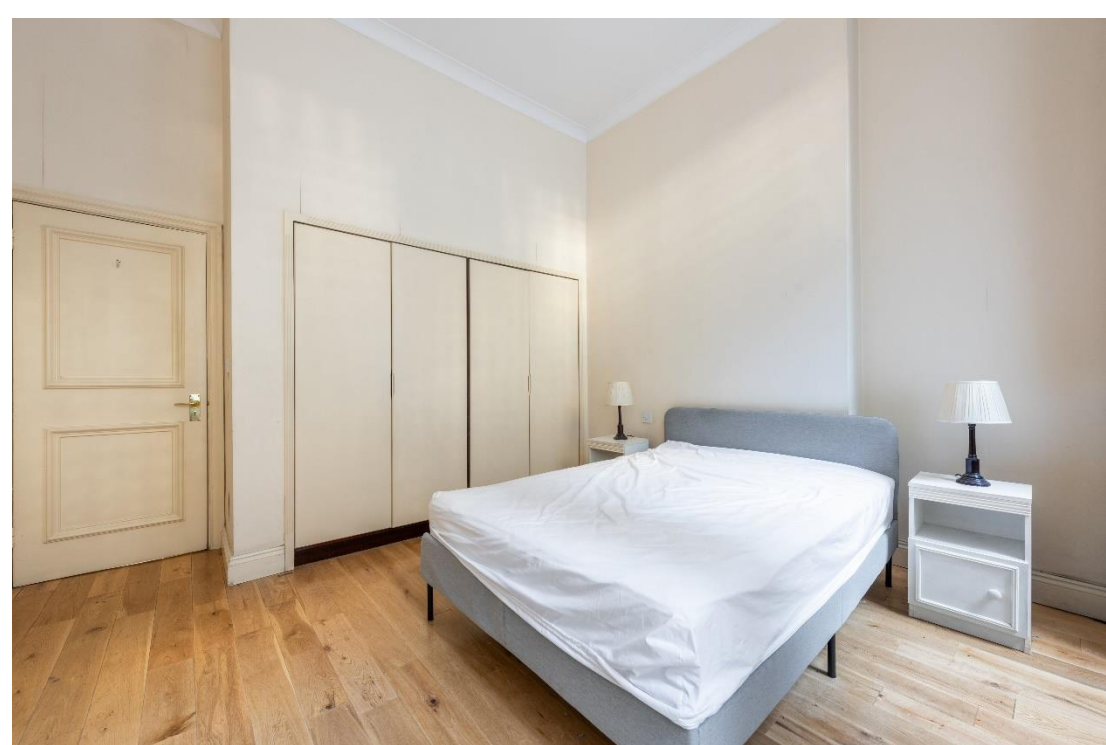
Local Authority: The Royal Borough of Kensington & Chelsea

Council tax band: G

Service Charge: Circa £2,600pa

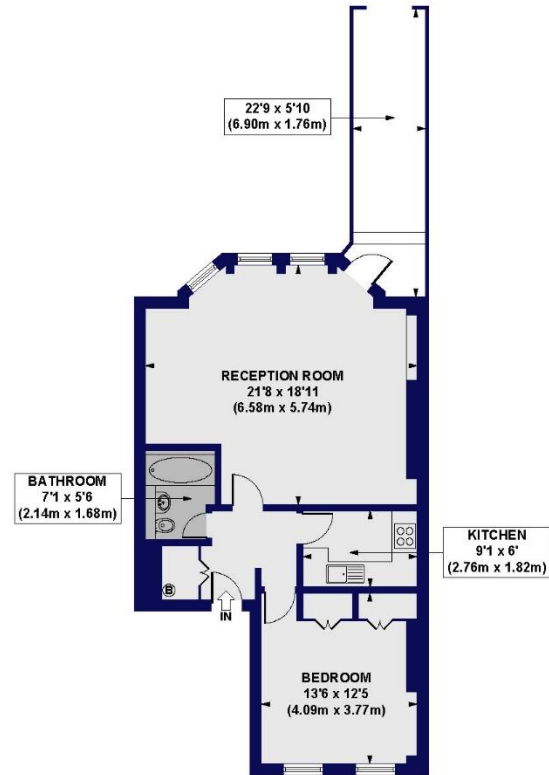
Ground Rent: Peppercorn





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+) A		
(81-91) B		
(69-80) C	72	82
(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	