



# 15 Wetherby Mansions

London, SW7 3DA

*Beautifully refurbished three bedroom flat in the heart of Earls Court.*

This large three bedroom apartment has just been refurbished to a very high standard. Spanning over 1,100 sqft you have three bedrooms, two bathrooms, kitchen and a large reception room.

The block is situated on Earls Court Square which benefits to the access of the gardens within.

Wetherby Mansions is quietly situated just off Earls Court Square and sits in the heart of the Earls Court Square Conservation area and is ideally located for a number of shops restaurants and Cafes as well as the excellent transport links provided by West Brompton over ground and Circle, District and Piccadilly Lines at Earls Court Underground.

**Asking Price:** £1,395,000 Subject to Contract

**Tenure:** Share of Freehold (951yrs and 11 months remaining)

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

**Council tax band:** Band G

**Service Charge:** £4,310

**Ground Rent:** Peppercorn





**Newly Refurbished | Communal Gardens | Share of Freehold**

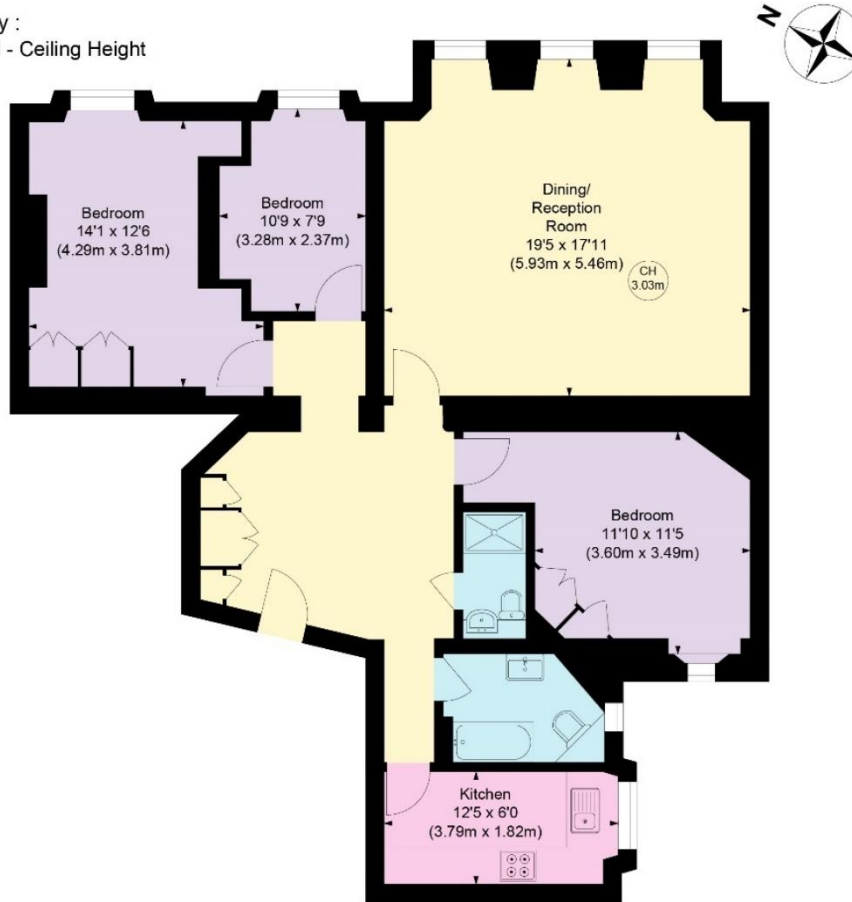
# WETHERBY MANSIONS, SW5

APPROXIMATE GROSS INTERNAL AREA

1136 Ft<sup>2</sup> - 105.52 M<sup>2</sup>

COMPLIANT WITH 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.

Key :  
CH - Ceiling Height



LOWER GROUND FLOOR



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>69</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>42</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	