



## Courtfield Road, South Kensington, London, SW7

£692 per week\* / £2,998.67 per month – Furnished

A wonderfully bright 2 bedroom, 2 bathroom flat on the 4th floor of this period building close to Gloucester Road station.

2 Bedrooms | 1 Reception Room | 2 Bathrooms | Fourth Floor Flat | Access to Communal Gardens | EPC: E | 830 Approx sq ft

APPLICANT FEES MAY BE APPLICABLE  
HOLDING DEPOSIT OF 1 WEEK'S RENT  
SECURITY DEPOSIT OF 5 WEEKS' RENT

**Winkworth**



## DESCRIPTION

This charming flat has been redecorated throughout and boasts large windows and access to the communal gardens (by separate arrangement).

The property features a well-proportioned double bedroom with ample built-in storage, a smaller second bedroom that would be perfect as a study, and a spacious mezzanine sleeping area above the reception room. There is a modern fully-fitted kitchen with dishwasher and washer/dryer, a contemporary family bathroom and further shower room located on the mezzanine.

This flat is available from mid-July on a furnished basis.



## ACCOMMODATION

2 Bedrooms, 1 Reception Room,  
2 Bathrooms, Fourth Floor, Furnished,  
Access to Communal Gardens (by separate  
arrangement), 830 Approx Sq ft

## NEAREST PUBLIC TRANSPORT

Gloucester Road Tube Station  
Earls Court Tube Station

## COUNCIL TAX BAND

Band G

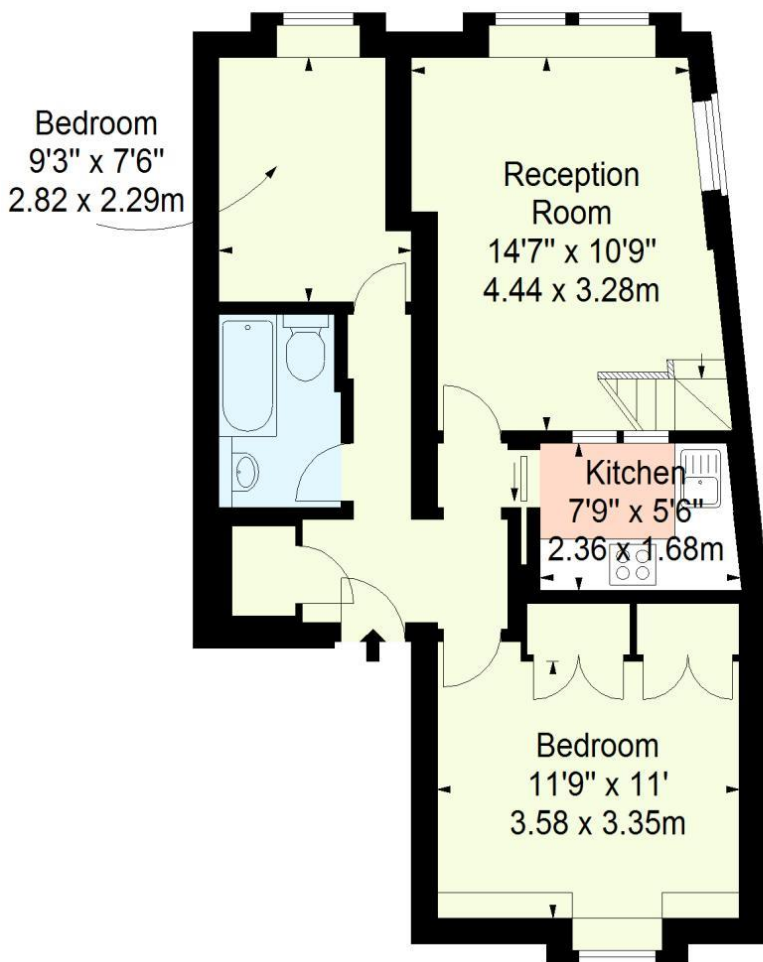


# COURTFIELD ROAD SW7

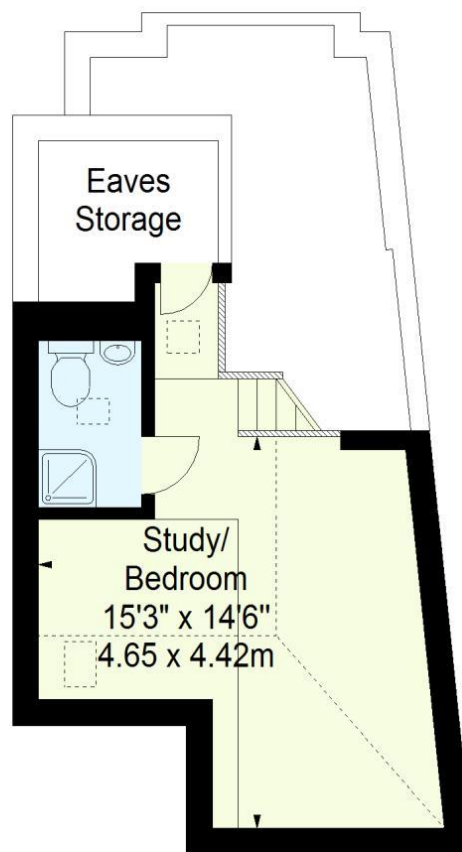
Approx. Gross Internal Area \*  
830 Ft<sup>2</sup> - 77.11 M<sup>2</sup>



Illustration For Identification Purposes Only. Not to Scale  
\* As Defined by RICS - Code of Measuring Practice



Fourth Floor



Fifth Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	58
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

\*Please note, rent cannot be paid on a weekly basis.



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for every step...

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