



A stunning first floor two bedroom apartment with excellent room proportions and wonderful natural light.

Philbeach Gardens, London, SW5

OFFERS IN EXCESS OF £795,000 Leasehold (156 years remaining)



About this property

The first floors in these iconic period town houses were originally designed to be the premiere position within the building. The apartment enjoys the luxurious benefits of first floor living with features including high ceilings and excellent natural light.

The accommodation comprises a welcoming entrance hall, reception room with bay window, a separate kitchen, two double bedrooms and a bathroom.

Overall the apartment is well presented and would make a perfect first time home, rental investment or Prime Central London pied à terre

Local Information

The property is situated 0.5 miles from West Brompton Underground Station and 0.3 miles from Earl's Court Underground Station.

N.B. We wish to inform prospective purchasers that this property is owned by an employee of Savills.

Tenure

Leasehold (156 years remaining)

Local Authority

The Royal Borough of Kensington and Chelsea

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Earl's Court Office.

Telephone: +44 (0) 20 7578 6900.



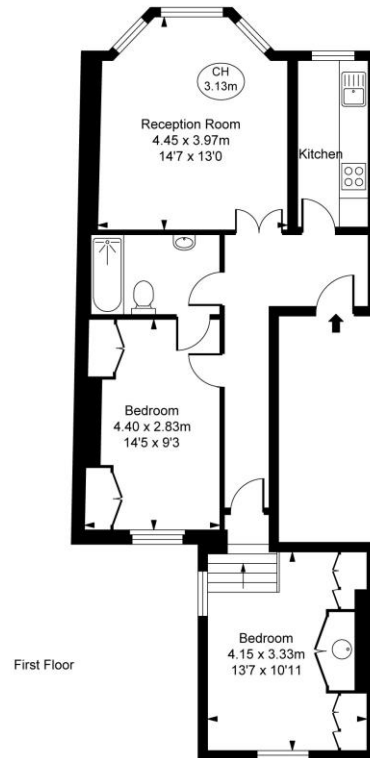


Philbeach Gardens, London, SW5
Gross Internal Area 683 sq ft, 63.5 m²

Earl's Court
+44 (0) 20 7578 6900
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**Philbeach Gardens,
 Earls Court, SW5**
 Approximate Gross Internal Area
 63.48 sq m / 683 sq ft
 (CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
 © Fulham Performance

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | 73 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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