



A first floor well proportioned studio apartment with a private balcony for sale in Earl's Court, SW5

**Sherborne Court, 180-186 Cromwell Road, London, SW5**

£295,000 Leasehold (146 years remaining)



### About this property

This is a well presented studio apartment located in a convenient purpose built block in Earl's Court, SW5.

The apartment offers a spacious studio room, a semi open-plan kitchen and a private bathroom.

The building benefits from a porter and a lift. This apartment would make a perfect pied a terre. Sold as part of an investment portfolio.

### Local Information

Sherborne Court is ideally located between Earl's Court, South Kensington and Kensington. The location enjoys a short walk to Gloucester Road tube station as well as being within close proximity to many shops, restaurants and super markets including a Waitrose. The location also provides easy access in and out of London either by car or train.

### Tenure

Leasehold (146 years remaining)

### Local Authority

The Royal Borough of Kensington and Chelsea

### Energy Performance

EPC Rating = C

Ground rent = £75

Service charge = £3,504 PA

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Earl's Court Office. Telephone: +44 (0) 20 7578 6900.

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**Gross Internal Area** 341 sq ft, 31.7 m<sup>2</sup>



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Earl's Court

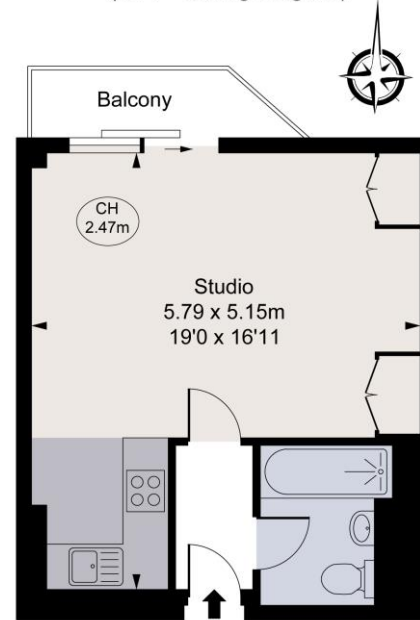
**+44 (0) 20 7578 6900**

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## Sherborne Court, Cromwell Road, SW5

Approximate Gross Internal Area  
29.44 sq m / 317 sq ft

( CH = Ceiling Heights ) <sup>GN</sup>



First Floor

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.  
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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>	73	76
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

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