



A well proportioned two bedroom second floor apartment with access to stunning communal gardens. The property is perfectly located for transport links in and out of London.

Philbeach Gardens, London, SW5

£775,000 Leasehold (976 years remaining)



About this property

The apartment is located on the second floor of an attractive period building and comprises a reception room, two double bedrooms, a separate kitchen and bathroom.

The property is well presented and benefits from access to the private garden square to the rear.

Local Information

Philbeach Gardens is a pleasant one way residential street. The apartment is 0.4 miles from West Brompton overground station and 0.1 miles from Earl's Court tube station (Direct lines to Heathrow Airport) .Warwick Road is approximately 250 yards away. From here the M4 is 4.8 miles away also allowing motorists quick access to Heathrow Airport.

Tenure

Leasehold(976 years remaining)

Local Authority

The Royal Borough of Kensington and Chelsea

Energy Performance

EPC Rating = C

Viewing

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



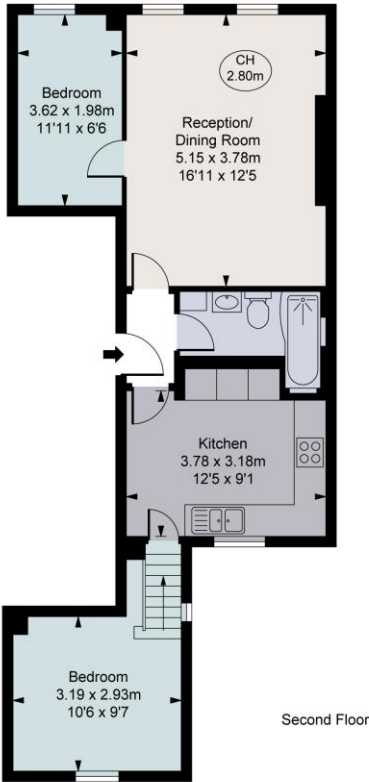


Philbeach Gardens, London, SW5
Gross Internal Area 605 sq ft, 56.20 m²

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Philbeach Gardens, SW5
Approximate Gross Internal Area
56.20 sq m / 605 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(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	

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