



PHILBEACH GARDENS

EARLS COURT SW5



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AN EXQUISITE, GRAND SIX BEDROOM FAMILY HOME MEASURING A TOTAL OF 4,868 SQUARE FEET ON THIS HANDSOME TREE-LINED CRESCENT.

This exceptionally rare house sits in the quietest stretch of Philbeach Gardens and benefits from fantastic ceiling heights and width. An elegant first floor drawing room is complemented by a magnificent master bedroom suite on the second floor. A generous study or potential dining room sits alongside a large eat-in family kitchen which itself opens out directly onto a 44 foot west-facing garden.





LOCATION

Philbeach Gardens is a quiet, tree-lined, one-way residential street in the heart of Earls Court and benefits from exceptional transport connections. There is easy and immediate access to Earls Court Underground station and the excellent transport links it boasts, along with convenient access to the M4 and Heathrow Airport.

ACCOMMODATION & AMENITIES

- Reception Room ■ Sitting Room ■ Kitchen/Dining Room
- Master Bedroom with Dressing Room and Bathroom Ensuite
- Two Further Bedrooms with Bathrooms Ensuite
- Bedroom with Shower Room Ensuite ■ Two Further Bedrooms
- Cloakroom ■ Workshop ■ Garden ■ Access to Philbeach Communal Gardens is possible by separate arrangement

Separate Flat: Two Bedrooms with Bathrooms Ensuite

- Living Room ■ Kitchen

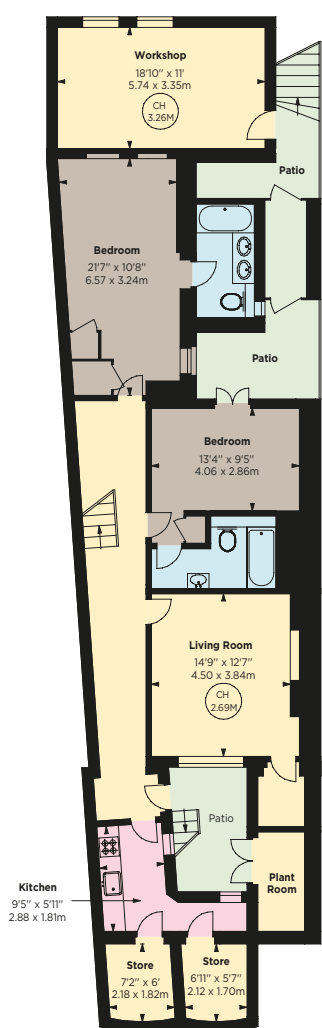


APPROXIMATE GROSS
INTERNAL AREA
4,622 Sq Ft - 429.64 Sq M
(Excluding Workshop & Plant Room)

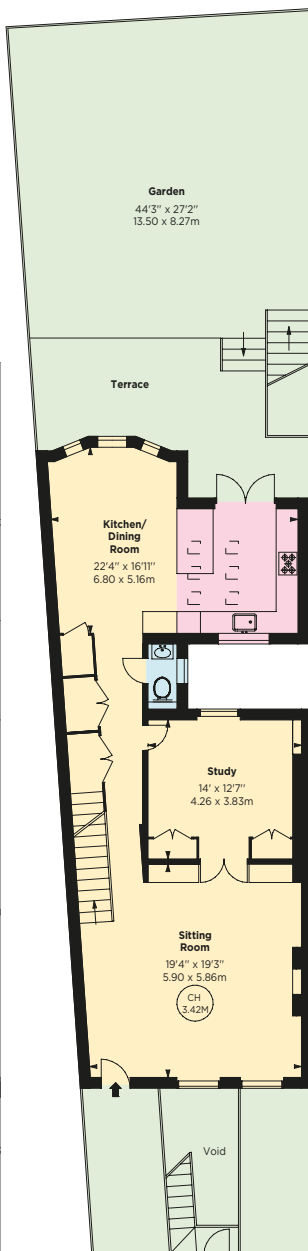
WORKSHOP & PLANT ROOM
245 Sq Ft - 22.83 Sq M

TOTAL
4,868 Sq Ft - 452.47 Sq M

This floorplan is for GUIDANCE ONLY
and NOT FOR VALUATION purposes.

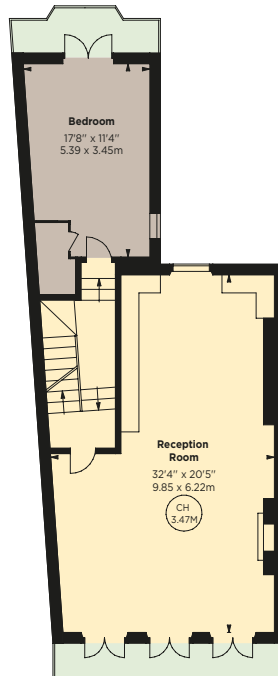


LOWER GROUND FLOOR

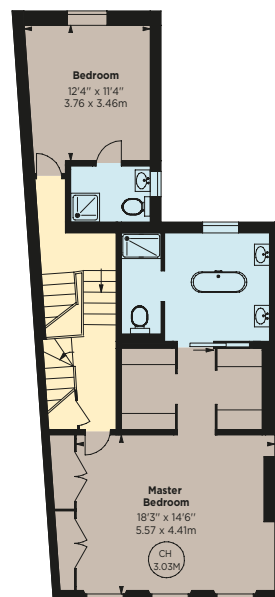


GROUND FLOOR

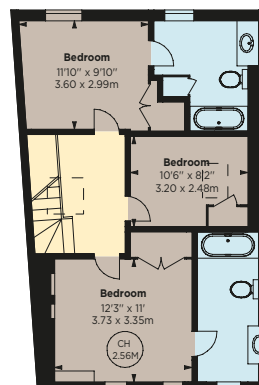
Key :
CH - Ceiling Height



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



TERMS

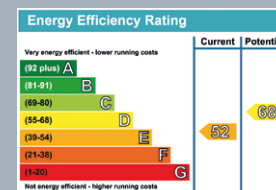
Tenure: Freehold

Local Authority: Royal Borough of Kensington & Chelsea

Price: On Application

Savills Chelsea
196-200 Fulham Road
London SW10 9PN
020 7578 9000

savills.co.uk



In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. June 2020.

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