

Philbeach Gardens, SW5

£799,950 Leasehold

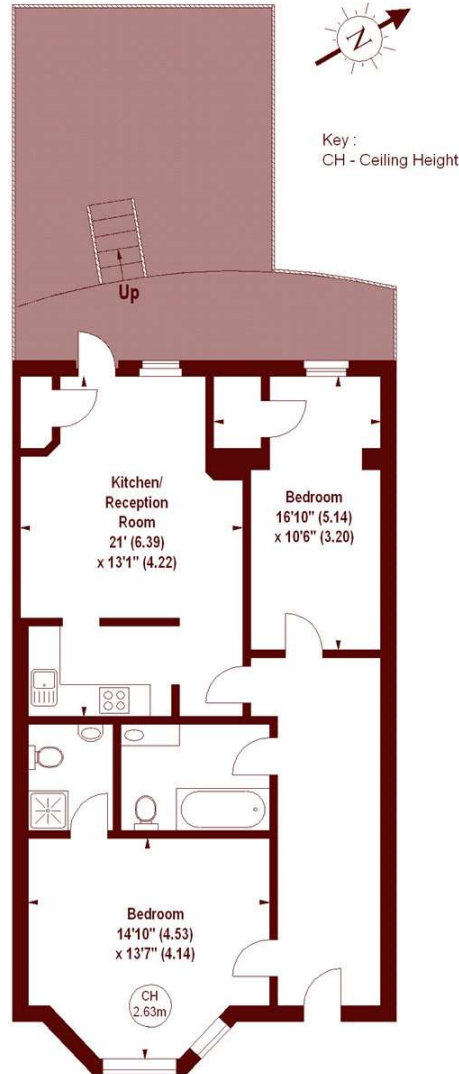


- Sizable private garden
- Good proportions
- Two bathrooms
- Opportunity to modernise

Spacious two-bedroom apartment benefitting from a private rear garden located along desirable tree-lined crescent within the "Royal Borough of Kensington & Chelsea".

Philbeach Gardens, SW5

APPROX. GROSS INTERNAL FLOOR AREA 900 SQFT / 83.61 SQM



LOWER GROUND FLOOR

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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All viewings by appointment through our **EARLS COURT office:**

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Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purpose only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

Full Energy Performance Certificate available on request.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (91-100) A | | | |
| (81-90) B | | | |
| (69-80) C | | 73 | 78 |
| (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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