



**RUSSELL
SIMPSON**

Elegant two-bedroom apartment
with double-height reception room

COURTFIELD HOUSE
EARLS COURT SW5

Courtfield House

£1,250,000

BEDROOMS 2	INTERNAL 887 SQ FT 82 SQM	OUTDOOR —	COUNCIL RBKC
BATHROOMS 2		EPC E	COUNCIL TAX G
TENURE Leasehold	LEASE LENGTH 991 YEARS	GROUND RENT —	SERVICE CHARGE £3,720 P/Y

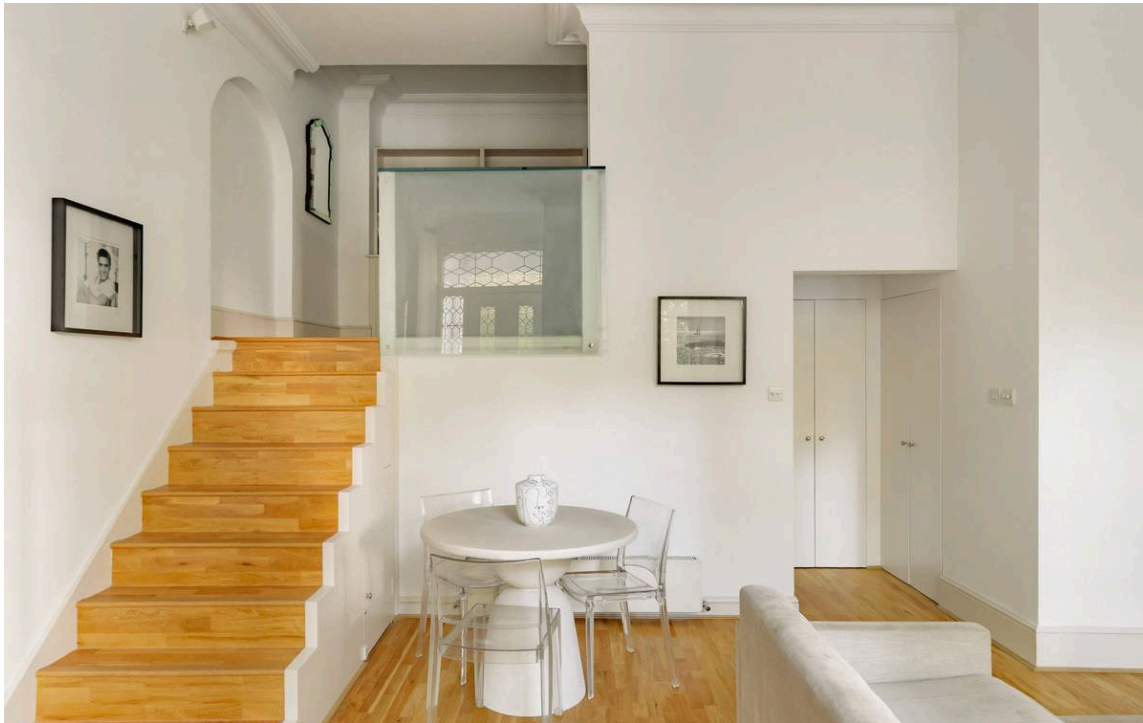


The Property

Beautifully designed apartment in Earls Court

Entering the flat on the ground floor, the generous reception room creates an impressive sense of scale with its nearly 4m height and an abundance of natural light. The space is elegantly appointed with a working fireplace featuring a refined stone surround. Full-length sash windows with traditional wooden shutters fill the space with light whilst offering views over the leafy street below. This space is perfect for entertaining, with both seating and dining space.

The apartment showcases a refined contemporary style throughout, with wooden floors complementing the bright, light-filled interiors. Architectural details include crown moulding and considered built-in storage solutions that maximise the sense of space.



Indoor Spaces

The mezzanine level, accessed via an elegant wooden staircase, creates additional versatile space that could serve as a study, enhanced by built-in shelving and storage solutions. A glass panel maintains the flow of light throughout the upper level whilst adding to the property's contemporary appeal. The separate kitchen maximises the available space with fitted wooden units and dark granite worktops.





The Bedrooms

The principal bedroom offers well-proportioned accommodation with generous natural light and benefits from an ensuite bathroom. The second bedroom provides additional flexible living space, served by a separate family bathroom with modern fixtures and fittings.





The Neighbourhood

Courtfield Gardens is an attractive street lined with elegant Victorian terraced houses, moments away from the cultural attractions of South Kensington. The location offers easy access to the museums of Exhibition Road and the open spaces of Hyde Park, whilst the upmarket boutiques and restaurants of the area are within walking distance. Transport connections are excellent, with South Kensington and Gloucester Road stations providing swift access to central London.

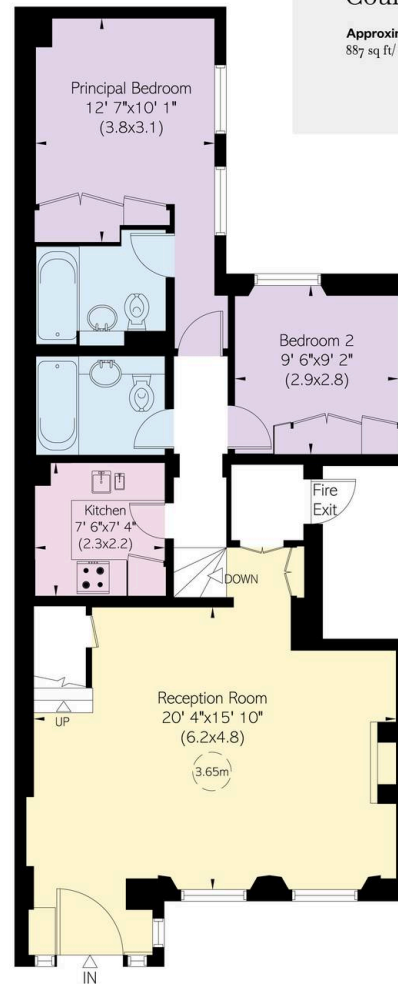
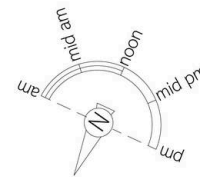


Courtfield House, Courtfield Gardens, SW5

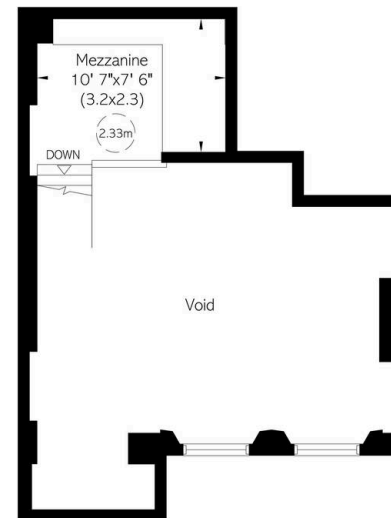
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Approximate Internal Area
887 sq ft/ 82 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



Ground Floor



Mezzanine

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Contact Us

+44 (0) 20 7225 0277

151A Sydney Street
London
SW3 6NT

chelsea@russellsimpson.co.uk

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