

## **RUSSELL SIMPSON**

Beautifully designed and decorated  
four-bedroom flat on a sought-after  
garden square

BARKSTON GARDENS  
EARLS COURT SW5

# Barkston Gardens

£3,400 P/W

BEDROOMS 4	INTERNAL 1,921 <small>SQ FT</small>	OUTDOOR 642 <small>SQ FT</small>	FURNISHED STATUS Part Furnished
BATHROOMS 4	178 <small>SQM</small>	EPC C	COUNCIL TAX H

## The Property

Triplex flat with attractive interiors and rear garden a short walk away from Earl's Court station

Entering the flat on the raised ground floor, the front door opens onto a generous double reception room. This room has space for separate dining and eating areas, while a south-east facing bay window fills the space with light. High ceilings and wooden floors add to the sense of elegance.





## Indoor Spaces

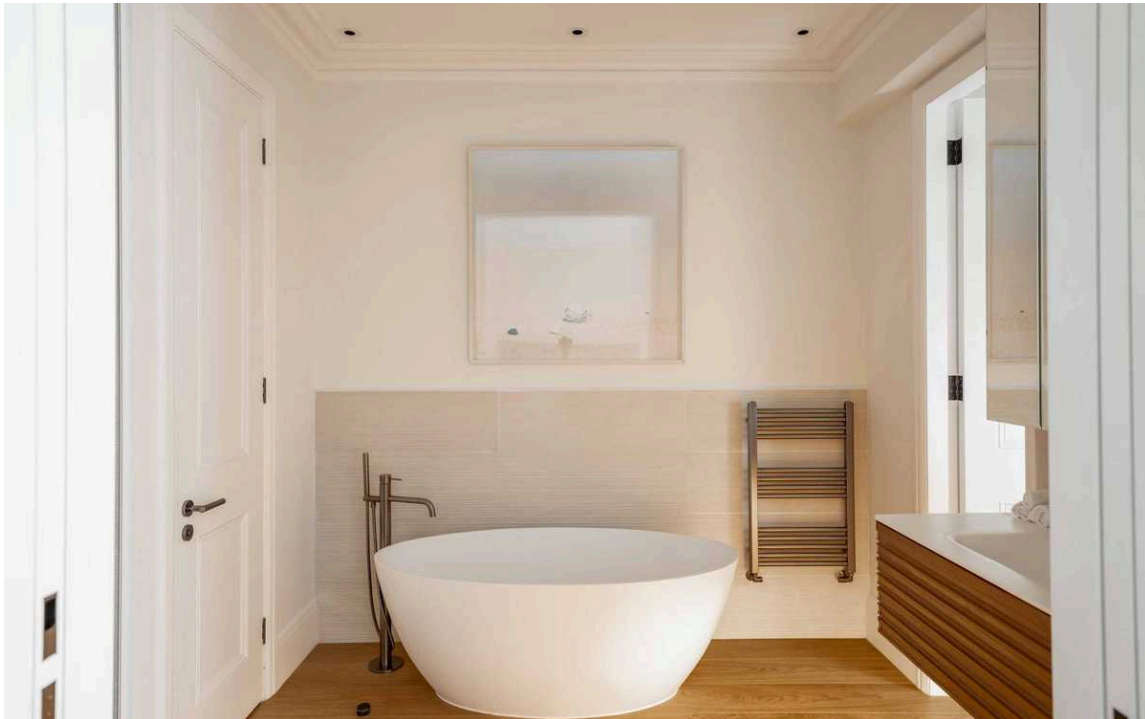
This lofty flat is in excellent condition and decorated in a sophisticated style. Modern and traditional details blend to create a beautiful interiors throughout.

Next door is a fitted kitchen with marble worksurfaces, an informal breakfast area, and a French door leading out into the garden. Upstairs, on the first floor, is a study or bedroom with ensuite bathroom.



## The Bedrooms

The lower ground floor features three bedrooms. The principal bedroom has an ensuite bathroom, along with access to a utility room and additional storage. The second bedroom also has an ensuite bathroom, while the third bedroom has a bathroom next door and French doors opening onto a patio.



# The Neighbourhood

The property has a rear garden with a lawn and a paved seating area. In addition, residents have access to the communal garden square opposite.

Barkston Gardens was built on the site of Earl's Court House in the late nineteenth century. The square is lined with impressive red-brick terraces and mansion blocks, while the garden features a mix of lawns, planted borders and a beautiful variety of trees. From here, Earl's Court underground station is a short walk away, while Gloucester Road station is also close. In addition, the world-class museums and cultural venues of South Kensington are within easy reach.



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img 1

Exterior

img 2

Communal Garden

Barkston Gardens,  
SW5

**Approx Gross Internal Area**  
1,921 sq ft / 178.50 sq m

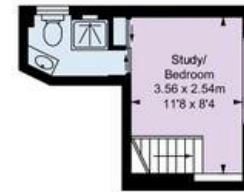
**Vaults**  
68 sq ft / 6.32 sq m

**Total Areas Shown on Plan**  
1,989 sq ft / 184.82 sq m

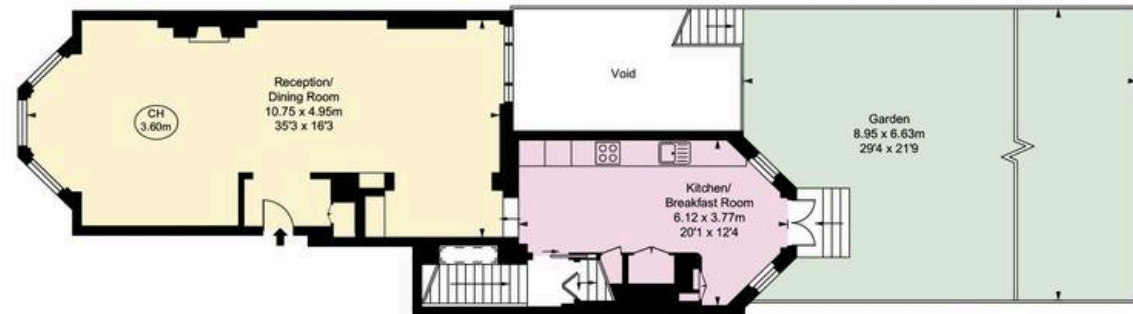
(Including restricted height under 1.5m: □ = □ □)  
(CH = Ceiling Heights)

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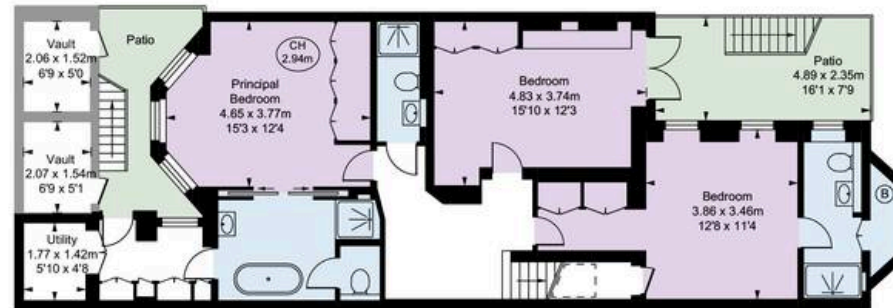
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



FIRST FLOOR



RAISED GROUND FLOOR



LOWER GROUND FLOOR

**RUSSELL  
SIMPSON**

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