



Philbeach Gardens, London, SW5

Substantial upper maisonette offering over 2,500 square feet of elegant living with private garden in a prime Kensington garden square.

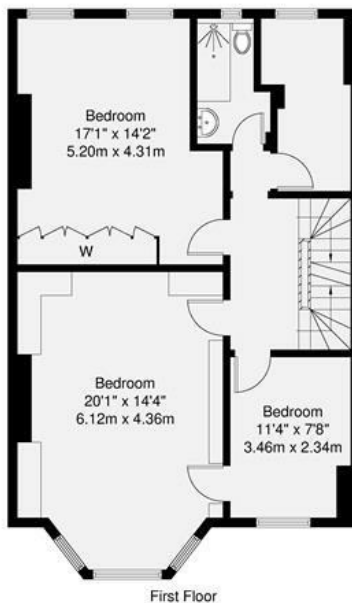
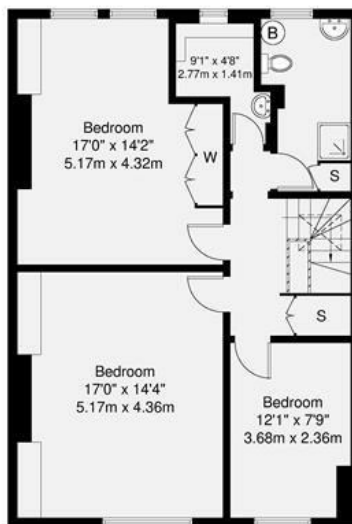
The ground floor features a private entrance hallway with original tiled flooring, leading to a generous double reception room with defined living and dining areas. To the rear, the kitchen provides direct access to the private garden, ideal for everyday living and entertaining. The upper floors offer extensive accommodation, with the first floor comprising two large double bedrooms, two single bedrooms and a family bathroom.

The second floor provides a further two generous double bedrooms, an additional single bedroom, a family bathroom and a separate utility room. Original period features including fireplaces, cornicing, high ceilings and sash windows are retained throughout. The property offers excellent scope for reconfiguration and personalisation and is offered chain free with a lease in excess of 950 years.

Situated within the Royal Borough of Kensington & Chelsea, Philbeach Gardens provides a calm, leafy residential setting while remaining centrally located. Earl's Court Underground Station is within easy reach for access to the District, Circle and Piccadilly lines, along with a wide range of shops, restaurants and local amenities.

Asking price £2,700,000

- Substantial upper maisonette in a superb location
- Private front door and entrance, enclosed rear garden
- Over 2,500 square feet in total (237.5 square metres)
- Generous double reception room, semi-open kitchen
- Many period features have been retained throughout
- Prime garden square in the Royal Borough
- Flexible layout with the option to personalise
- Chain free with a long lease



- GROSS INTERNAL AREA (GIA)**
The footprint of the property
237.5 sq m / 2556 sq ft
- TOTAL STORAGE SPACE**
Storage and wardrobe total area
5.1 sq m / 55 sq ft
- EXTERNAL FEATURES**
Garden, Balcony, Terrace, Verandah etc.
100.8 sq m / 1085 sq ft
- RESTRICTED HEAD HEIGHT**
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		53	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

