



## Kempsford Gardens, Earl's Court, SW5

£699,950

<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Surface</b>	657 sqft
<b>Tenure</b>	Leasehold
<b>Ground Rent</b>	£75
<b>Service Charge</b>	£2,400
<b>Outdoor Space</b>	Patio
<b>Parking</b>	Residents Permit

### BRIGHT AND SPACIOUS GARDEN FLAT

A beautifully presented 2 bedroom garden flat in an elegant and well-maintained period building. The apartment is located in a quiet residential tree-lined crescent moments away from Earls Court and West Brompton Underground stations. The property is well-proportioned and afford generous living accommodation. The 2 bedrooms are situated at the rear of the property and both have double doors leading onto a large private South-West facing patio garden. 657 sq.ft. Lease hold: 101 years remaining. ***Please note this property is owned by an associate of Susan Metcalfe Limited.***

### Features

Private Entrance, Reception/Dining Room, Fully Fitted Modern Open-Plan



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Kitchen, 2 Double Bedrooms, En-Suite Shower Room, Family Bathroom,  
Patio Garden, Utility Room.



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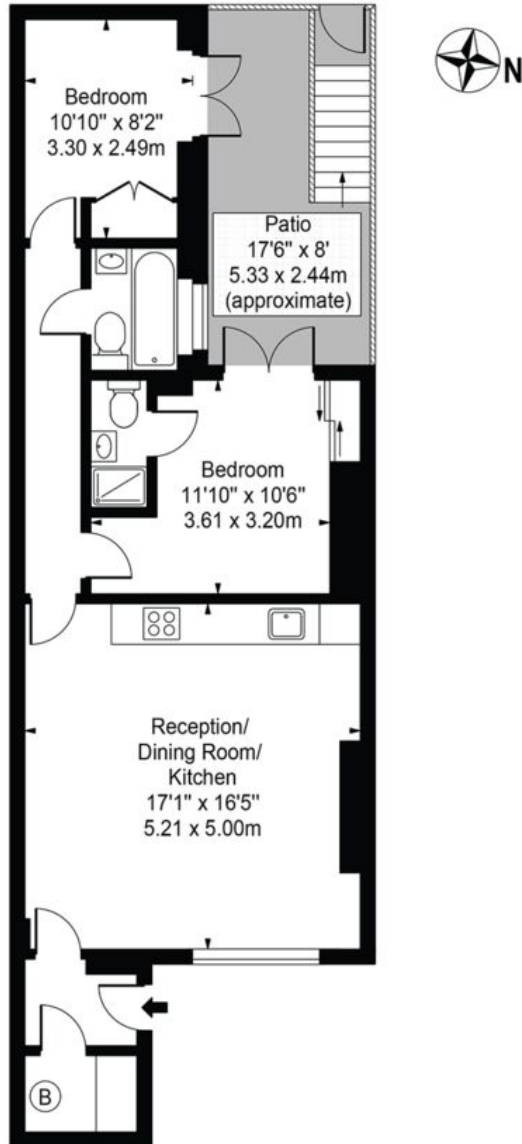




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## Kempsford Gardens

Approx. Gross Internal Area 657 Sq Ft - 61.04 Sq M



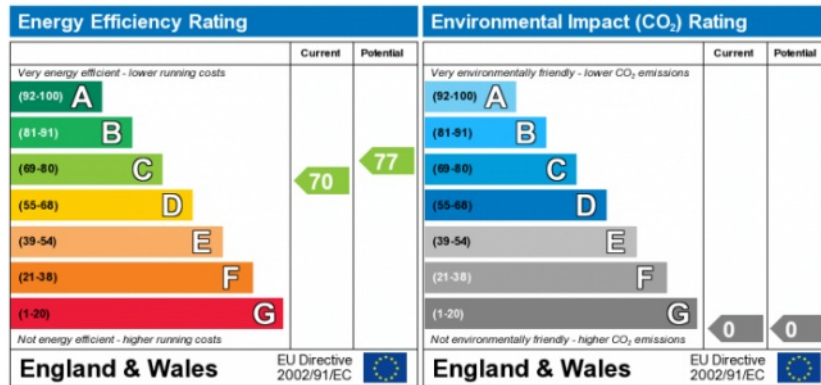
Lower Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**IMPORTANT NOTICE**

Susan Metcalfe Residential, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Susan Metcalfe Residential have not tested any services, equipment or facilities.

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