



RUSSELL SIMPSON

Newly renovated two-
bedroom apartment on an
elegant Victorian square

EARLS COURT SQUARE
EARLS COURT SW5

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£1,895,000

BEDROOMS 2	INTERNAL 1,162 <small>SQ FT</small> 108 <small>SQ M</small>	OUTDOOR 11 <small>SQ FT</small>	COUNCIL & TAX BAND RBKC Band F
RECEPTION ROOMS 1		EPC C	GROUND RENT Peppercorn
BATHROOMS 2	SERVICE CHARGE £3,886 pa	TENURE Share of Freehold	LENGTH OF LEASE 949 years





The Property



A beautifully designed apartment presented in superb condition

Entering the flat on the first floor, you ascend to the second floor where you are greeted by a generous open-plan kitchen and reception room. The kitchen features sleek fitted units, complemented by integrated appliances including a wine cooler.

The focal point of the reception is the sophisticated marble fireplace. Large windows fill the space with light, and the room benefits from access to a private balcony, while giving enough space for comfortable seating and dining areas.

The property features a spacious principal bedroom, a refined space with high ceilings and built-in storage, as well as an en-suite bathroom finished with marble walls, brass fixtures, and a walk-in shower area with distinctive green tiling.

The second bedroom offers well-proportioned accommodation with fitted wardrobes and abundant natural light. Furthermore, there is a beautifully appointed family bathroom with marble surfaces, brass fittings, and both bath and shower facilities, finished with elegant patterned floor tiles.



The Design

Throughout the apartment, chevron and plank wooden floors add warmth and sophistication, whilst contemporary lighting, including statement chandeliers, enhances the graceful style of the renovation.

Underfloor heating is installed in all rooms of the property, whilst the reception and both bedrooms benefit from air-conditioning. The property includes a private balcony accessible from the main reception room.



Russell Simpson

Earls Court Square





The Neighbourhood

Earls Court Square is an attractive street of elegant Victorian terraced houses painted in cream and pastel colours. The square offers a peaceful environment whilst being moments away from Earls Court Underground station and the vibrant amenities of Earls Court Road. The neighbourhood benefits from proximity to Hyde Park and Kensington Gardens, whilst South Kensington's shops, restaurants and cultural attractions are within easy reach.

Access to the communal garden is via application to the garden committee.

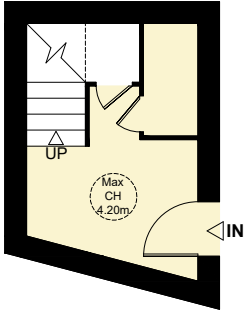
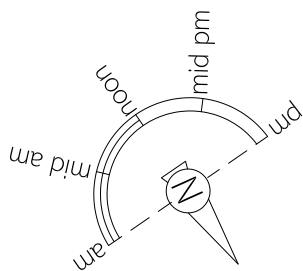


APPROXIMATE INTERNAL AREA

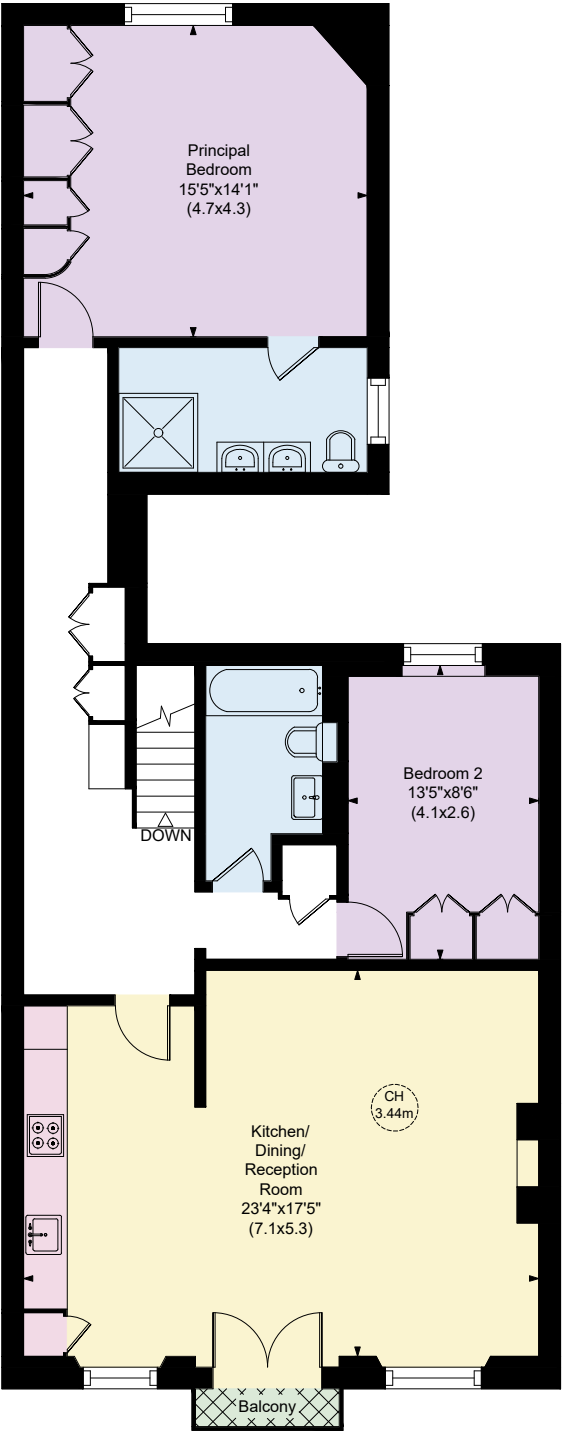
1,162 SQ FT / 108 SQ M

OUTSIDE AREA

11 SQ FT / 1 SQ M



First Floor



Second Floor

RUSSELL SIMPSON

Contact us

+44 (0) 20 7225 0277

Email

www.russellsimpson.co.uk

Chelsea

151A Sydney Street
London
SW3 6NT

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