



MOUNTGRANGE
HERITAGE



Earls Court Gardens, SW5

£4,000,000 Freehold

A rare opportunity to purchase a stunning five bedroom family home in Kensington & Chelsea with off street parking and south-facing garden. This house is decorated and presented to the highest standard and has versatile accommodation combined with great style and an outstanding use of space. The accommodation comprises; Entrance Hall, double drawing room, media room, study, large kitchen/dining room, playroom/fifth bedroom, principal bedroom with en-suite bathroom and dressing area, four further bedrooms, family bathroom and further en-suite shower room, cloakroom, terrace, 40 foot rear garden with garden studio and off street parking.

5 Bedrooms | 2 Reception Rooms | 3 Bathrooms

Kensington Office

13b Stratford Road, London W8 6RF

020 7937 9976

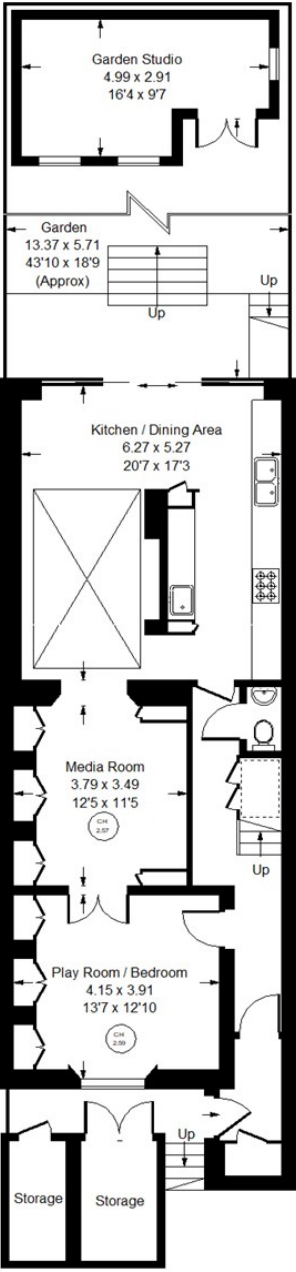
sales.ken@mountgrangeheritage.co.uk

Other offices North Kensington - Notting Hill

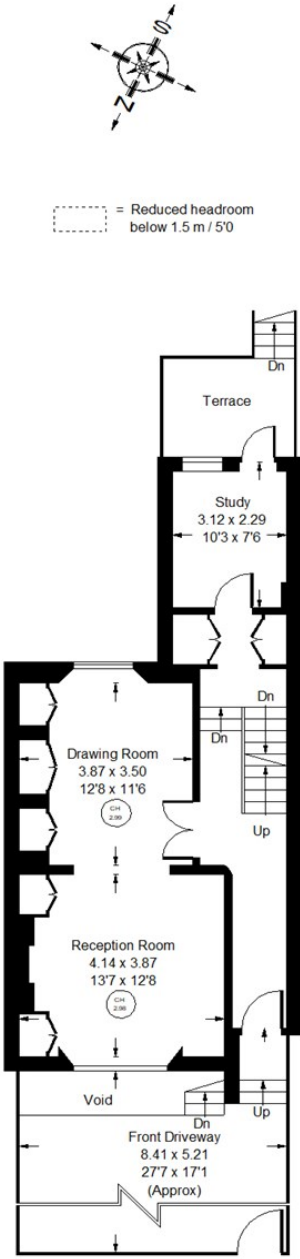
mountgrangeheritage.co.uk

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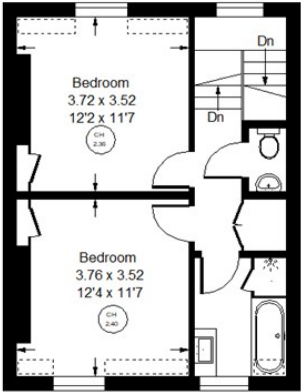
Approx. Gross Internal Area = 228.8 sq m / 2463 sq ft
 Garden Studio = 12.5 sq m / 134 sq ft
 External Storage = 7.6 sq m / 82 sq ft
 Total = 248.9 sq m / 2679 sq ft



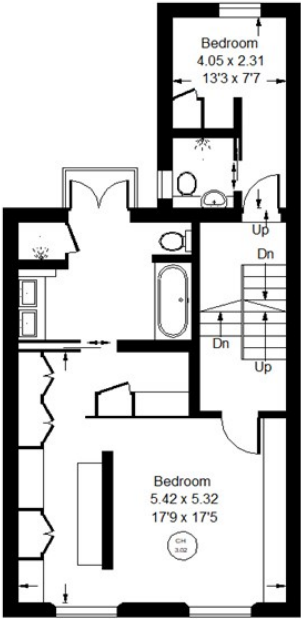
Lower Ground Floor



Ground Floor



Second Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
 No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
 Plan is for illustration purposes only, not to be used for valuations.

Energy performance certificate (EPC)

Earls Court Gardens LONDON SW5 0SZ	Energy rating C	Valid until: 8 January 2033 Certificate number: 0330-2966-8290-2007-0385
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Property type

Mid-terrace house

Total floor area

228 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

IMPORTANT NOTICE

Mountgrange Heritage and their clients 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 Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.