



## Kempsford Gardens, SW5

**£750,000**

A bright and immaculately presented two double bedroom apartment set over the second floor of this very attractive period building.

Period Building | Two Bedroom | Period Features | Open Plan Kitchen | High Ceilings |

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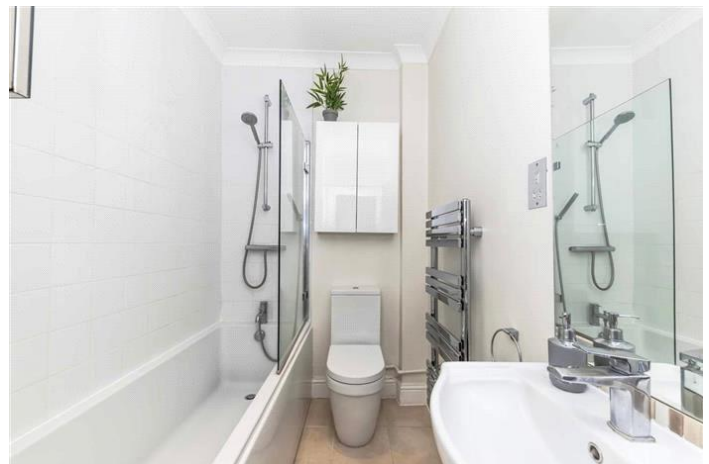
 **LANDSTONES**

A bright and immaculately presented two double bedroom apartment set over the second floor of this very attractive period building.

The apartment itself is very well laid out, with large open plan kitchen reception room set across the front allowing the property to take advantage of large windows. Both bedrooms are accessed from the central hallway with family bathroom in between.

Kempsford Gardens is an idyllic tree lined crescent in the very heart of Earls Court ideally located between West Brompton and Earl's Court tube stations, also moments away from the many shops, bars and restaurants of Earl's Court and Chelsea.

Council Tax Band: E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	79
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.