



**BARKSTON GARDENS, EARLS COURT, SW5**  
**£2,700,000**

**Carter Jonas**



## BARKSTON GARDENS, EARLS COURT, SW5

A smart and spacious mansion flat situated on the 4th floor of this well run red-brick building. The flat itself is bright with high ceilings and large windows. The well-proportioned rooms and contemporary specification make this a lovely home. EPC rating D

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Barkston Gardens is a beautiful garden square running east off Earls Court Road and is within easy walking distance of Gloucester Road as well.

Large reception with wood floors leading to fully fitted open-plan kitchen and dining room, master bedroom with excellent wardrobe space and en-suite shower room, 2 further double bedrooms, en-suite shower room with utility area (separate washing machine and dryer), bathroom. Lift. Day porter. Access to communal gardens.

Leasehold 999 years from 29th September 1981  
Service charge: current £5,600 p.a.  
Ground Rent: Peppercorn

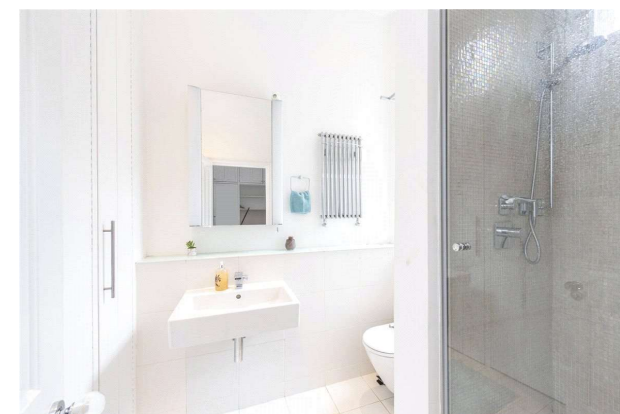
Royal Borough of Kensington & Chelsea  
Council tax band: G

**TENURE** Leasehold

**LOCAL AUTHORITY** Royal Borough of Kensington & Chelsea

**EPC BAND** D

**A SMART AND SPACIOUS MANSION FLAT SITUATED ON THE 4TH FLOOR OF THIS WELL RUN RED-BRICK BUILDING. THE FLAT ITSELF IS BRIGHT WITH HIGH CEILINGS AND LARGE WINDOWS. THE WELL-PROPORTIONED ROOMS AND**



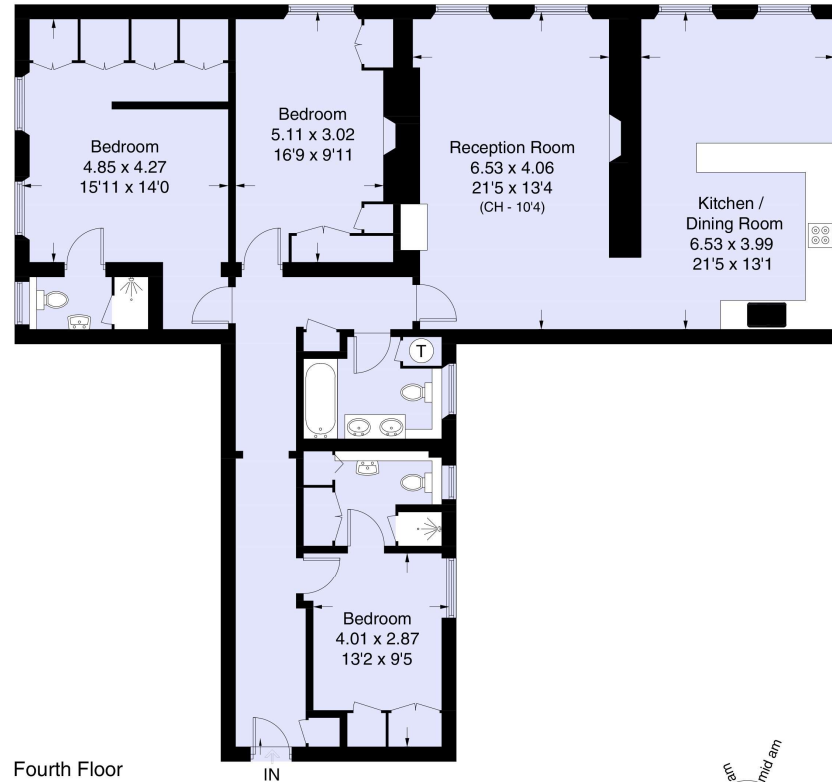




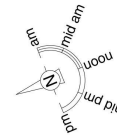


## Barkston Gardens, SW5

Approximate Area = 144.8 sq m / 1559 sq ft  
Including Limited Use Area (0.9 sq m / 10 sq ft)



This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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Classification L2 - Business Data