



## PHILBEACH GARDENS

EARLS COURT, SW5 9DY

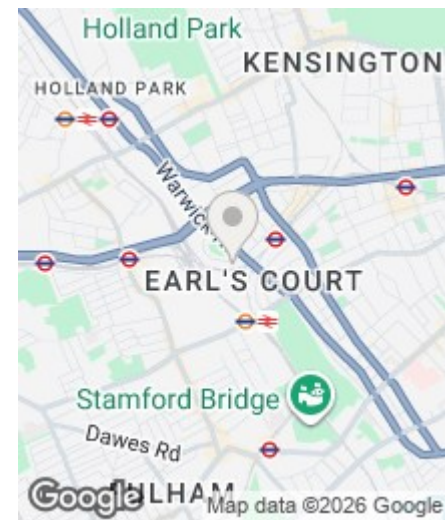
£1,700 PER MONTH

Nestled on a picturesque, tree-lined road, this beautifully presented studio flat offers a perfect blend of modern comfort and classic London charm. The property boasts a separate, fully fitted contemporary kitchen, a sleek luxury bathroom, a spacious sleeping area, and excellent built-in storage solutions.

Located just moments from the vibrant amenities of Earls Court Road and Old Brompton Road, you'll be spoiled for choice with a fantastic selection of shops, restaurants, cafes, and bars right on your doorstep.

Excellent transport links are also within easy reach, with Earls Court station (District Line) just a short walk away, ensuring quick and easy access to the rest of the city.

**SANDERSONS**  
LONDON



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

**EPC Rating:**      **Council Tax Band: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

108 Holland Park Avenue  
London  
W11 4UA

020 7602 6725  
romana@sandersonslondon.co.uk  
sandersonslondon.co.uk

**SANDERSONS**  
LONDON