

## **Earlington, 30-31 Philbeach Gardens, London, SW5 9EB**

**£450 Per Week**

1 BEDROOM APARTMENT FOR RENT WITHIN THIS STRIKING PERIOD CONVERSION.  
THE APARTMENT IS FURNISHED

Open plan living room with luxury fitted kitchen, bedroom, luxury shower room and wooden flooring.

Philbeach Gardens is centrally located moments from the various shops, restaurants and other amenities on Earls Court Road.

Earls Court Station (Piccadilly & District line) is 0.3 miles from the property and West Kensington Station (District line) is 0.6 miles away. All stations are Zones 1 & 2

FURNISHED  
PROPERTY AVAILABLE FROM 12TH NOV

- 1 BEDROOM APARTMENT
- SHORT WALK TO EARLS COURT TUBE
- LOCATED OFF WARWICK RD
- FURNISHED
- 0.3 MILES TO EARLS CT STATION
- AVAILABLE FROM 12TH NOV
- QUITE ROAD
- PERIOD BUILDING

# Earlington, 30-31 Philbeach Gardens, London, SW5 9EB



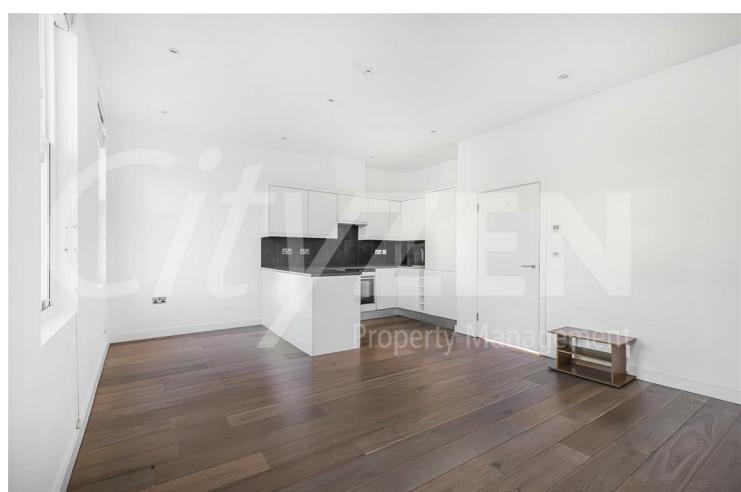
BEDROOM



RECEPTION ROOM



EARLINGTON



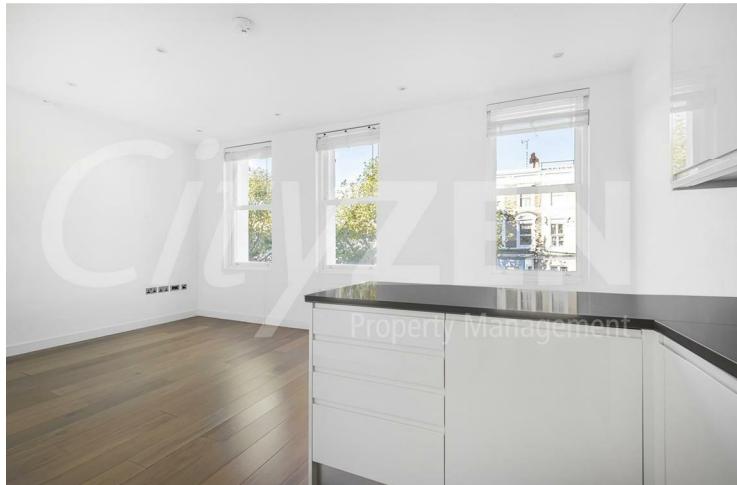
RECEPTION ROOM



EARLINGTON



KITCHEN



**KITCHEN**



**SHOWER ROOM**



**BEDROOM**

Approximate Gross Internal Area 492 sq ft – 46 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

#### England & Wales

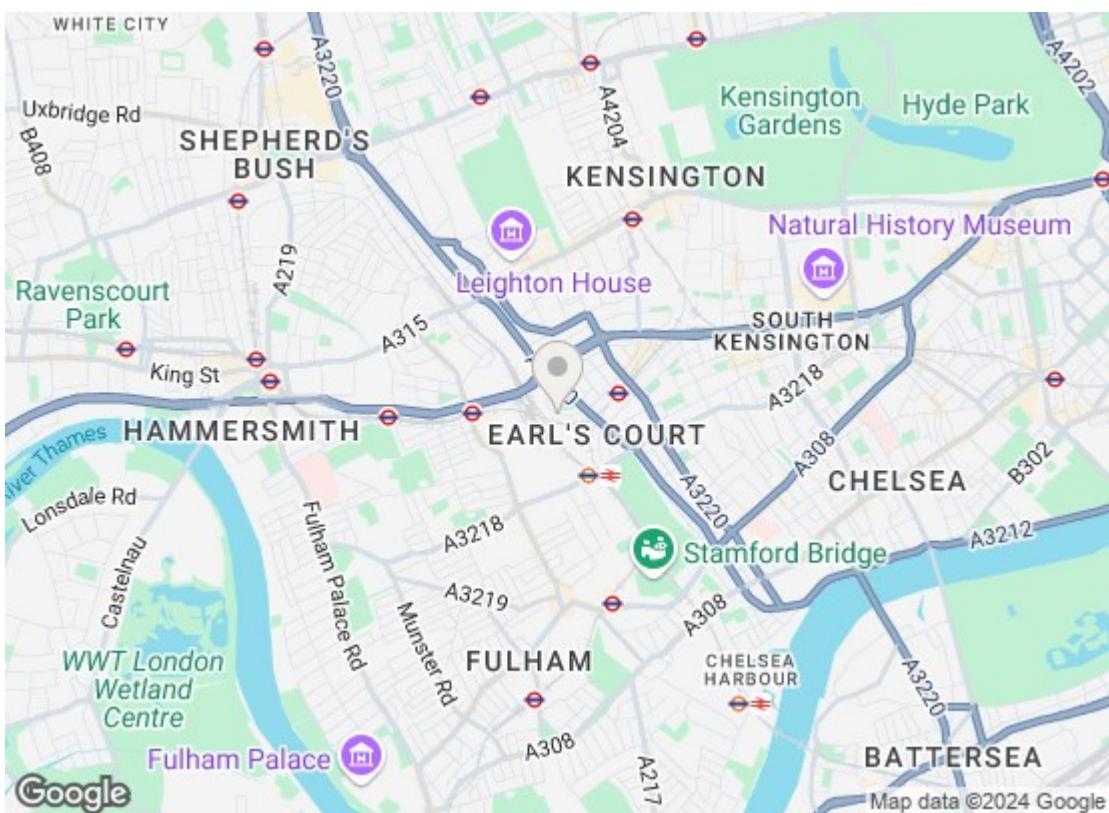
EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

#### England & Wales

EU Directive 2002/91/EC



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.