

WETHERBY MANSIONS | EARL'S COURT SQUARE | SW5

Winkworth





# 29 Wetherby Mansion, Earl's Court Square,

London, SW5 9BH

A wonderful opportunity to design and create a spacious London home.

Entered on the third floor (with lift), and occupying the favoured front half of a period mansion block flat, the property offers an incoming purchaser a blank canvas to work from.

The reception room features two set of floor to ceiling French windows, opening up onto a balcony that runs the width of the room. The two bedrooms are of good size, with the larger offering a triple bay window onto the attractive red brick buildings in front. The bathroom and kitchen are set to the rear of the property, and the spacious entrance hall offers access to all principle rooms.

Held on a long leasehold tenure and with access to award winning communal gardens, this rare to the market offering has bags of potential to blend Victorian charm with a modern twist.

**ASKING PRICE:** £1,250,000 Subject to Contract

**TENURE:** Leasehold, 954 years remaining

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

**COUNCIL TAX BAND:** Band F

**SERVICE CHARGE:** £3,829/annum (£1,818 reserve fund contribution included)

**GROUND RENT:** £150/annum







**LOCATION:**

Wetherby Mansions is located on the Eastern side of Earl's Court Square, only a five minutes' walk from Earl's Court Station offering superb transport links both into and out of Central London. There are also a great variety of shops and restaurants on the doorstep.

**Entrance hall | Reception room | Two bedrooms | Bathroom | Kitchen | Balcony | Lift | Access to Communal gardens (STTUC)**



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APPROX. GROSS INTERNAL AREA \*

1170 Ft<sup>2</sup> - 108.67 M<sup>2</sup>

Illustration For Identification Only, Not to Scale  
All Calculations include Any/All Areas Under 1.5m Head Height.

\* As Defined by RICS - Code of Measuring Practice



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>83</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</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	

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate

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