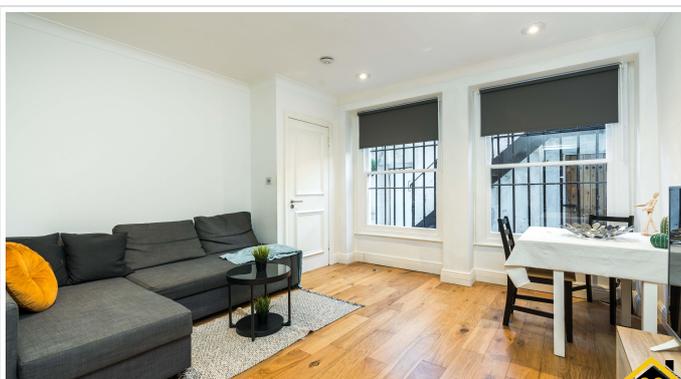


1 Bed Flat In 29-31 Courtfield Road , London, SW7 4DA

£2,350 Monthly



# SHORT DESCRIPTION

Property Ref: 11151 A well-proportioned one-bedroom flat set within a charming period red-brick building, featuring its own private street entrance. Ideally located on Courtfield Road in Zone 1, the property is just a 2-minute walk (0.1 miles) from Gloucester Road station and within 0.5 miles of South Kensington station. Situated in a vibrant and highly sought-after area, the flat is surrounded by supermarkets, cafés, restaurants, and all essential amenities, with Central London reachable within 10 minutes. The property comprises: • A good-sized reception room with wooden flooring • A separate fully fitted kitchen • A spacious double bedroom with built-in storage • A modern bathroom with shower over bath • Gas central heating throughout The flat offers a well-laid-out and comfortable living space, finished to a high standard and offered furnished. The location offers excellent connectivity via the Piccadilly, District & Circle lines, providing quick access to the West End, the City, and beyond. The property also benefits from easy access to the A4, offering convenient routes towards West London and Heathrow Airport. Ideal for professionals seeking a well-located home with excellent transport links and the added benefit of a private entrance. Property Type: Flat Full Renting price: £2350.00 Pricing Options: Fixed Price Tenure: 12 months Council tax band: D EPC rating: C Measurement: 376.737 sq.ft. Parking: Permit Heating Type: Gas Central Heating -----



**Bed Room(s)**



**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

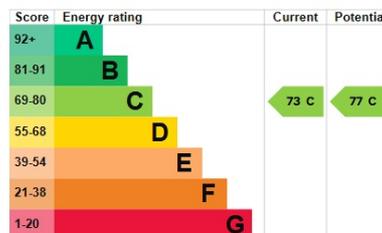
Property type	Basement flat
Total floor area	35 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.  
[See how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.  
**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.  
For properties in England and Wales:  
• the average energy rating is D  
• the average energy score is 60

condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

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