



## Columbia Gardens, Earl's Court, SW6

Offers in excess of: £600,000

 Benham  
& Reeves

# Columbia Gardens, Earl's Court, SW6

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Spanning a generous 555 square feet (approx.), the accommodation comprises a large open-plan living area with access to a private balcony, a kitchen/dining area with fully-integrated Miele and Siemens appliances, a double bedroom with fitted wardrobes and family bathroom boasting natural stone finish. In addition, the property benefits from a sizeable storage cupboard, engineered wood flooring, cooling system to living room and bedroom and a wine cooler.

Residents of this development will have exclusive access to an array of fantastic amenities on-site including an indoor heated swimming pool, jacuzzi, sauna and steam rooms. There is a fully equipped gymnasium, private exercise room, spa treatment room, private cinema room, private function room, residents' lounge, wine storage and a children's play room.

West Brompton Station (Zone - 2, District line) is moments away from the property giving direct links to Central London and The City.







## Property Features:

- One Bedroom
- One Bathroom
- 555 Square Feet (Approx.)
- First Floor
- 24h Concierge / Gym / Residents Swimming Pool / Wine Storage
- Luxury Development
- West Brompton Station (Zone 2) - 0.2 Miles

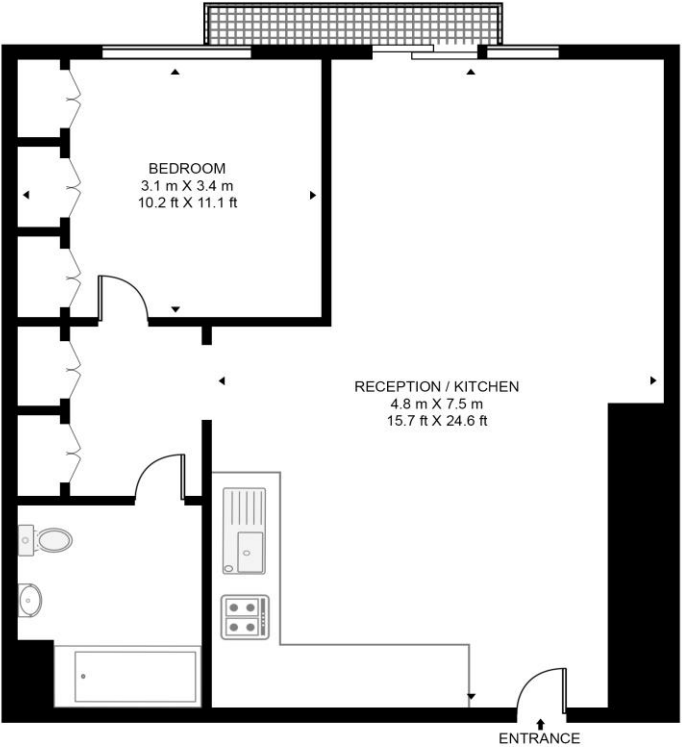


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## COLUMBIA GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA 555 SQ.FT (51.6 SQ.M)



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Offers in excess of: £600,000

Tenure: Leasehold  
Expires 31/12/3013  
Approximately 988 Years Remaining

Ground Rent: £450.00 (per annum)  
For the year 2024

Service Charge: £5,914.00 (per annum)  
For the year 2024. Insurance = £1165.00

Anticipated Rent: £3,500 pcm  
Approx. 7 % Yield

## Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: NIN240244

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