



Child's Walk, Earls Court, SW5 9RZ

£4,400

Introducing Child's Walk...

Located in a peaceful cul-de-sac in the heart of Earl's Court, this beautifully presented 2-bedroom house offers a perfect blend of charm and modern living. On the ground floor there is a double reception room leading to the galley kitchen with doors onto the courtyard garden.

On the 1st floor a spacious main bedroom with built in wardrobe's and ensuite. Family bathroom and 2nd bedroom towards the rear of the property. Located just moments from Earl's Court Station and the vibrant amenities of the area, this home offers the convenience of city living with a sense of seclusion.



Welcome to Earls Court...

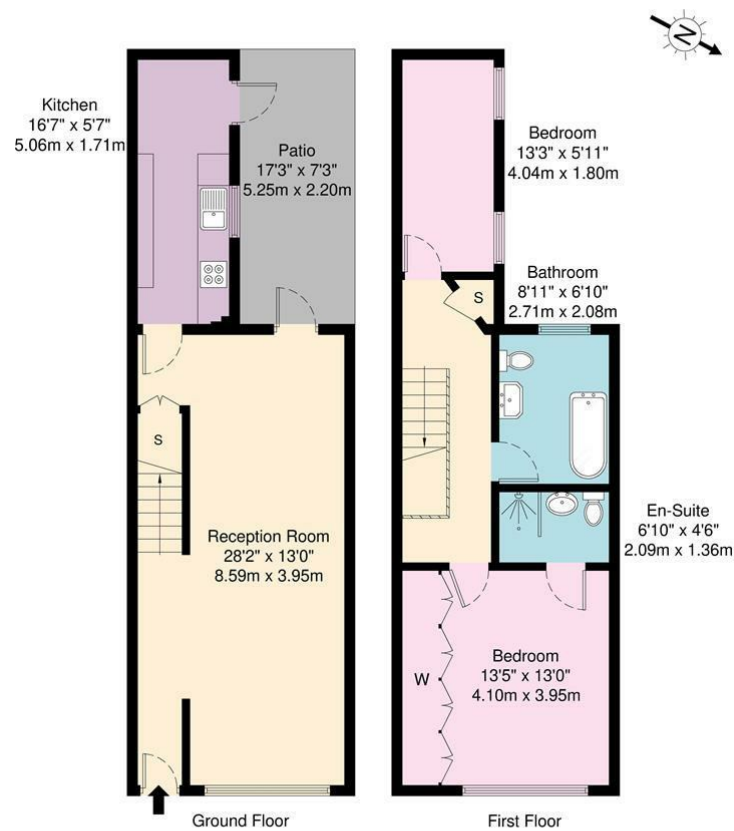
Child's Walk is ideally located close to numerous shops and restaurants in the immediate area. The house is within close proximity of the major transport links of Earl's Court underground (District and Piccadilly lines) and Gloucester Road underground (District, Circle and Piccadilly lines), whilst High Street Kensington, South Kensington, Knightsbridge and the Kings Road are a short walk away.

- 2 bedrooms
- Ensuite bathroom to main bedroom
- Spacious living room with dining room
- Large family bathroom
- Council Tax and Internet included
- Courtyard garden
- Earls Court tube station 3 mins away
- New furniture
- Available now
- EPC: D









GROSS INTERNAL AREA (GIA)
The footprint of the property
86.3 sq m / 928 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
4.0 sq m / 43 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
11.5 sq m / 123 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



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