



## **RUSSELL SIMPSON**

Elegant apartment with striking  
double-height ceilings

EARLS COURT SQUARE  
EARLS COURT SW5

# Earls Court Square

£1,695,000

BEDROOMS 1	INTERNAL 959 SQ FT	OUTDOOR 105 SQ FT	COUNCIL RBKC
BATHROOMS 1	89 SQM	EPC D	COUNCIL TAX G
TENURE Leasehold	LEASE LENGTH 101 YEARS	GROUND RENT —	SERVICE CHARGE —

# The Property

A beautifully renovated apartment with exceptional contemporary design

Stepping into this first-floor apartment, one is immediately struck by the impressive double-height ceiling that soars to nearly 5 metres, creating a remarkable sense of space and light throughout the open-plan reception room. This generously proportioned living area seamlessly incorporates a refined kitchen with a breakfast bar, featuring sleek fitted units and integrated appliances.

French doors from the reception area lead onto a charming balcony, with a well-appointed guest WC adjacent to the kitchen area.

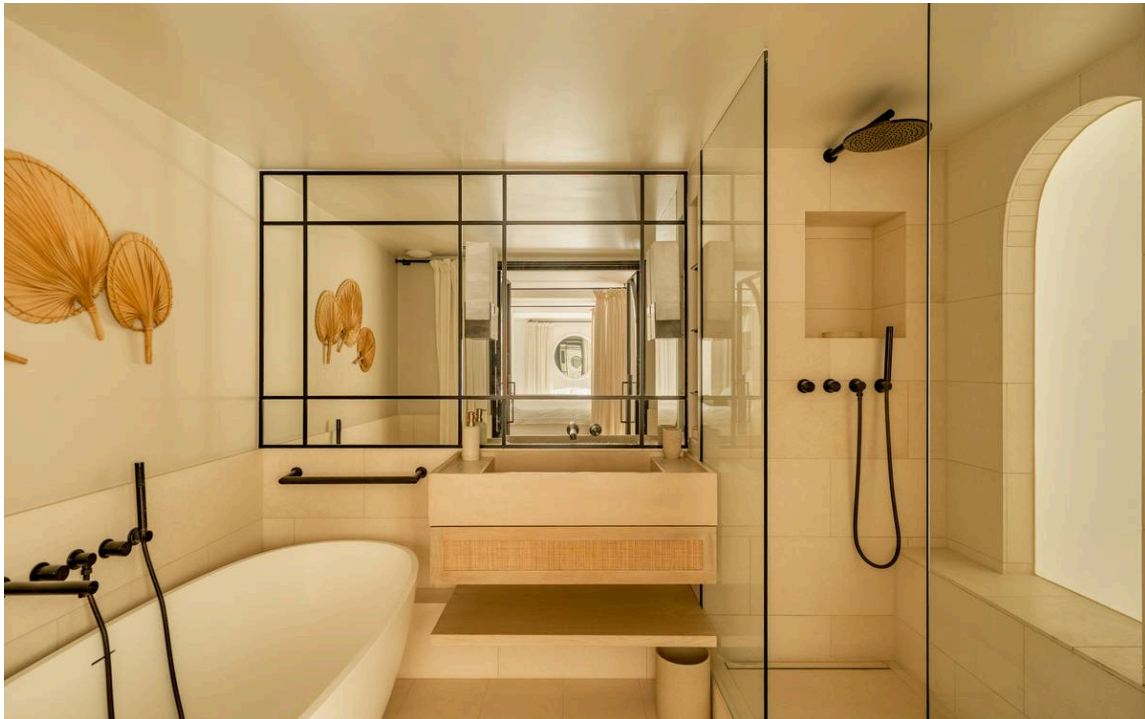
The private balcony provides a pleasant outdoor area, while residents enjoy access to communal gardens.





## The Bedroom

The gallery level offers a substantial bedroom with views down to the reception below, complete with a comfortable seating area and built-in storage. A sophisticated en-suite bathroom features a freestanding bathtub and separate shower.





## The Design

The thoughtful renovation maximises space while maintaining architectural integrity, with arched doorways and built-in shelving adding character to this distinctive home.



## The Neighbourhood

The well-maintained period building benefits from a lift, providing convenient access to this first-floor apartment. Earls Court Square is a quiet residential address in sought-after SW5, with excellent proximity to cafés, restaurants and shops. Transport links are superb, with Earls Court Underground station a short walk away. Holland Park and Kensington Gardens are within easy reach.

# Earls Court Square, SW5

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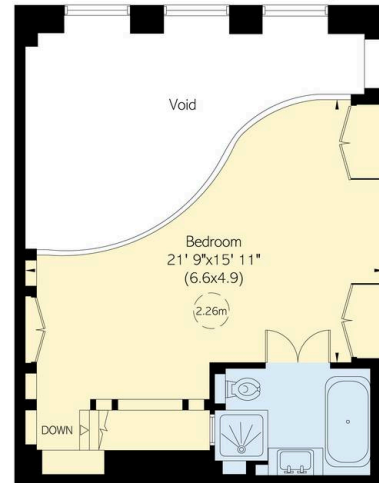
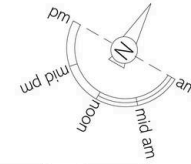
**Approximate Internal Area**  
928 sq ft/ 86 sq m

**Outside Area**  
106 sq ft/ 10 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



First Floor



Gallery

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