



## Philbeach Gardens, SW5

£5,000,000

Dexters





## Philbeach Gardens, London, SW5

A rarely available freehold townhouse with high ceilings and grand proportions throughout as well as a large private garden.

Arranged over five floors and offering exceptional entertaining space, this house offers a superb opportunity for someone to acquire a large family house in a sought after tree-lined crescent.

There are six bedrooms, three large reception rooms, two kitchens as well as a cinema room and a sunny, quiet paved garden with pond. It also benefits from a secure alarm system with six entry phone systems.

Whilst the property is in a habitable state, it would benefit from being modernised to create a wonderfully spacious and unique family home with many period features. Also, the top floor can easily be converted into a two bedroom flat.

Philbeach Gardens is a quiet residential street located only moments away from the transport links of Earls Court and the vast array of local amenities as well as easy access out of London via the A4/M4.

### Features

- Grand Freehold Townhouse
- Six Bedrooms
- Three Reception Rooms
- Cinema Room
- Large Private Garden
- Earls Court Station





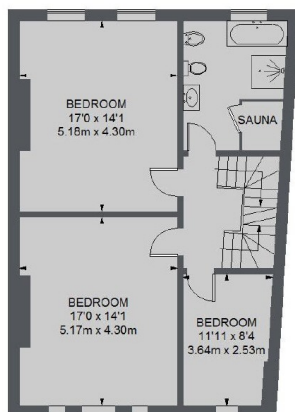




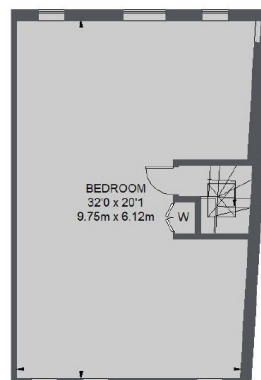




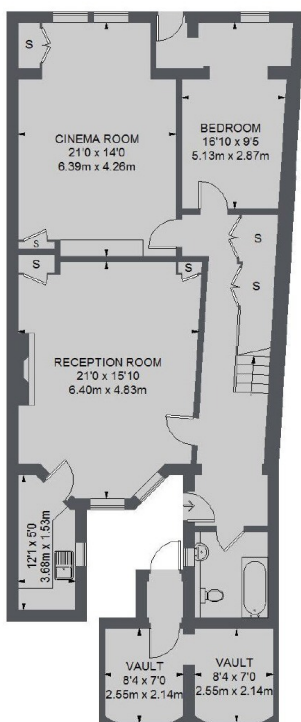
# Philbeach Gardens, London, SW5



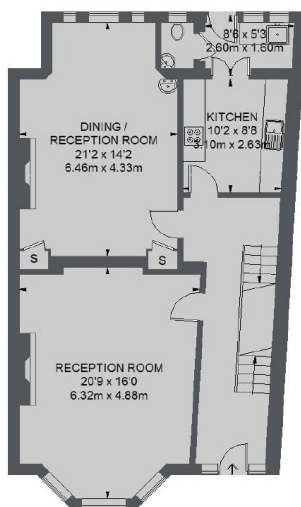
SECOND FLOOR



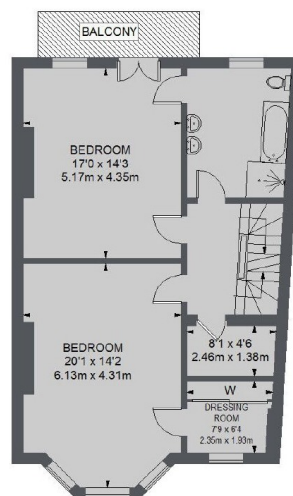
THIRD FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

TOTAL APPROX. FLOOR AREA  
4331 SQ. FT. (402.4 SQ. M.)  
VAULT = 142 SQ. FT. (13.21 SQ. M.)

**Dexters**

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Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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