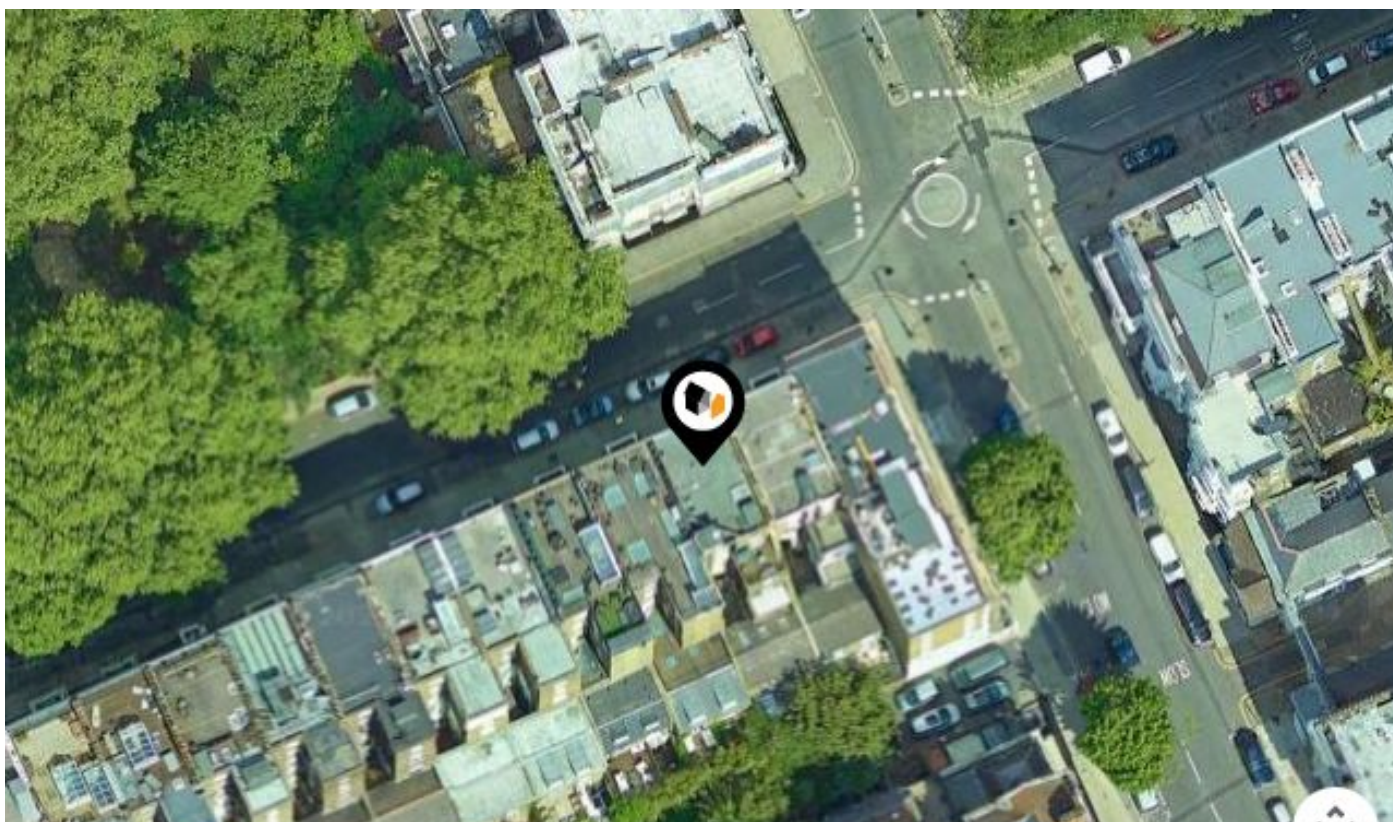


See More Online

KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Friday 13th June 2025



2, COURTFIELD GARDENS, LONDON, SW5

Century21

85 Rochester Row Westminster London SW1P 1LJ

020 7630 1099

roger.collings@century21uk.com

www.century21uk.com



Powered by
aprift
Lettings Intelligence

Introduction

Our Services



Our Agency: Century21
Your Agent: Roger Collings
Agent Contact: 020 7630 1099
Agent Email: roger.collings@century21uk.com

£2,600/month

Welcome to the urban oasis at Courtfield Gardens, London SW5

This beautifully designed 1-bedroom apartment offers a perfect blend of modern living and classic charm, making it an ideal home for professionals and couples alike.

Key Features:

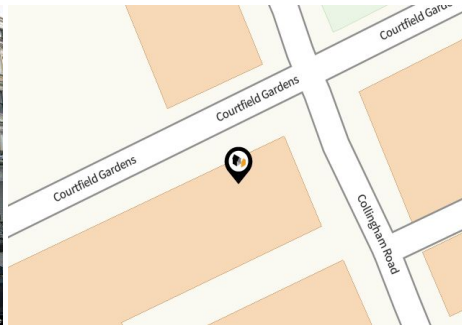
- Spacious Living Area:** With a generous 466 sq ft of living space, this apartment boasts a cozy yet open layout that maximizes comfort and functionality. The living room is perfect for relaxing or entertaining, featuring stylish furnishings and ample natural light.
- Modern Kitchen:** The well-appointed kitchen comes equipped with modern appliances and sleek cabinetry, making meal preparation a delight. Enjoy cooking in a space that combines style and practicality.
- Comfortable Bedroom:** The bedroom offers a peaceful retreat, complete with hardwood flooring and ample storage. It's the perfect place to unwind after a busy day in the city.
- Stylish Bathroom:** The contemporary bathroom features high-quality fixtures and finishes, providing a spa-like experience right at home.

Situated on Courtfield Gardens. The Gardens are one of the most prestigious in London.

- Prime Location:** Nestled in a vibrant neighbourhood, you'll have easy access to local parks, shops, and transportation options. Explore the best of urban living right at your doorstep!
- Additional Amenities:** Secure building with intercom entry- Close proximity to public transport Don't miss out on this fantastic opportunity to rent a stylish apartment in one of London's most sought-after areas. Contact us today to schedule a viewing and make this charming apartment your new home!

Price: £2,600/month Available early 28th July 2025

Property Overview



Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	452 ft ² / 42 m ²
Council Tax :	Band D
Annual Estimate:	£1,592

Local Area

Local Authority:	Kensington and chelsea
Conservation Area:	Courtfield
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17
mb/s



1000
mb/s

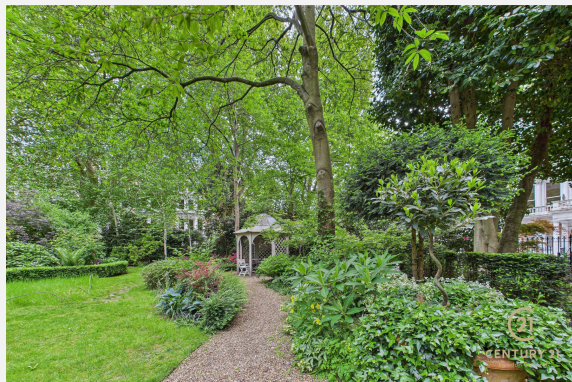


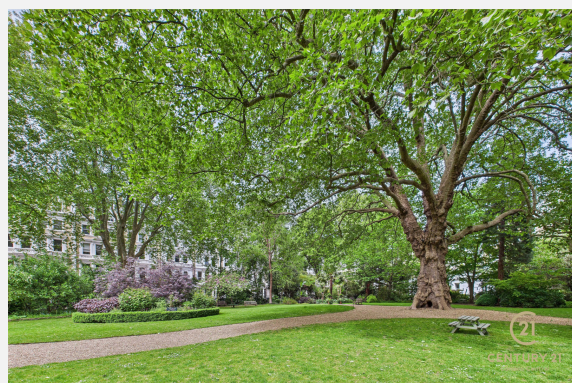
Mobile Coverage: (based on calls indoors)



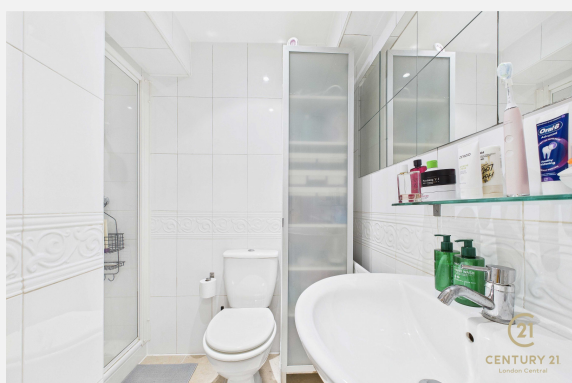
Satellite/Fibre TV Availability:

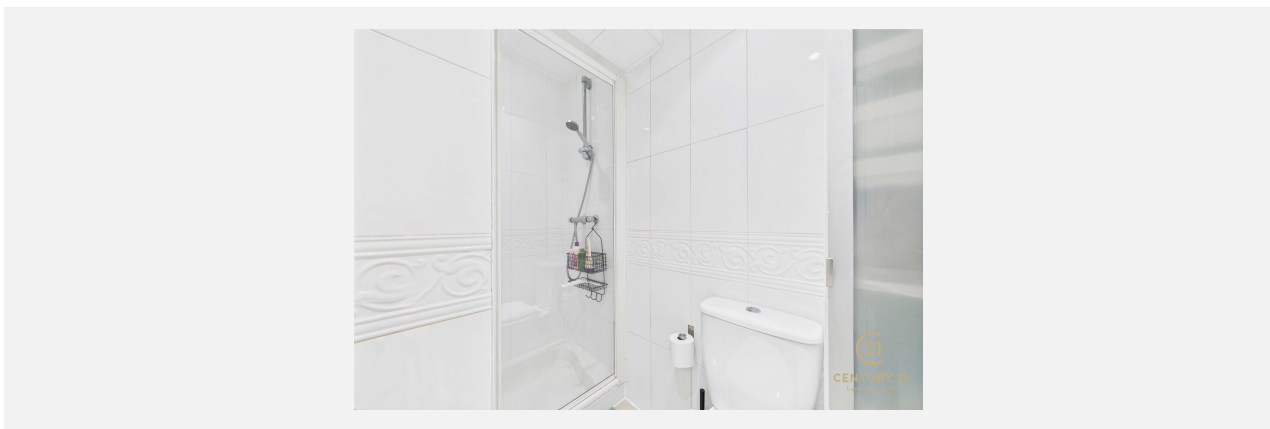




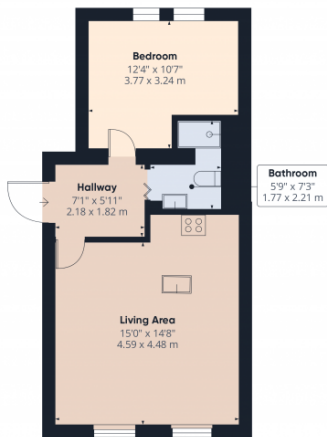




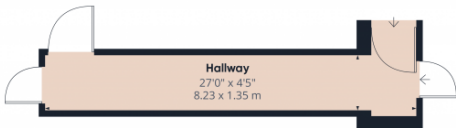




2, COURTFIELD GARDENS, LONDON, SW5



Floor 0 Building 1



Floor 0 Building 2

Approximate total area^m
567 ft²
52.8 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

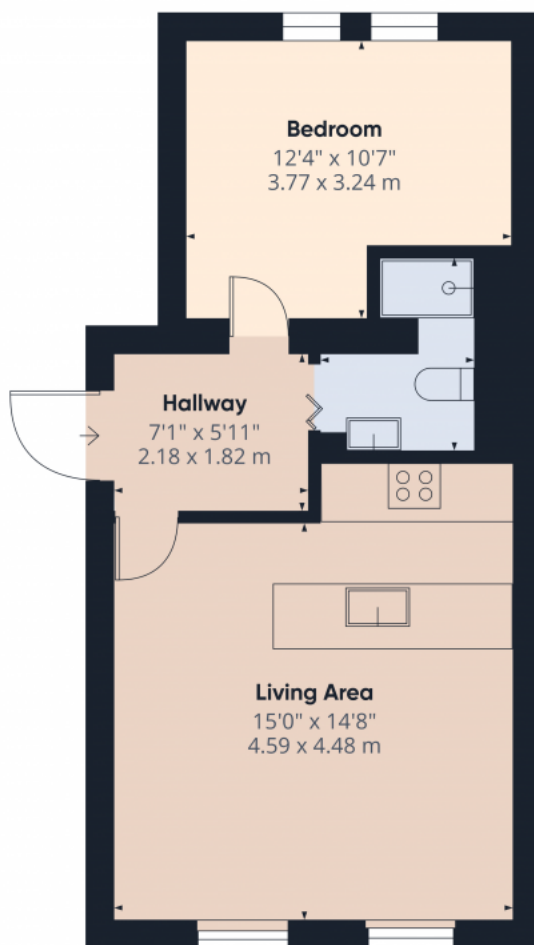
GIRAFFE360

2, COURTFIELD GARDENS, LONDON, SW5

CENTURY 21
London Central

Courtfield Gardens
London, SW5

APPROX. GROSS INTERNAL AREA
466.1 ft² / 43.3 m²



- Lower Ground Floor -



APPROX. GROSS INTERNAL AREA
The footprint of the property
466.1 ft² / 43.3 m²



APPROX. NET INTERNAL AREA
Excludes walls and external features
439.0 ft² / 40.9 m²



APPROX. HEADROOM
AREA below 1.5m / 4.92ft
0.0 ft² / 0.0 m²



APPROX. EXTERNAL STRUCTURAL FEATURES
Balconies, Terraces, Etc
0.0 ft² / 0.0 m²



This floor plan is for illustration purposes only - Not To Scale
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquires and full survey as to the correctness or each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright turokmedia.com

2 Courtfield Gardens, SW5

Energy rating

C

Valid until 18.03.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

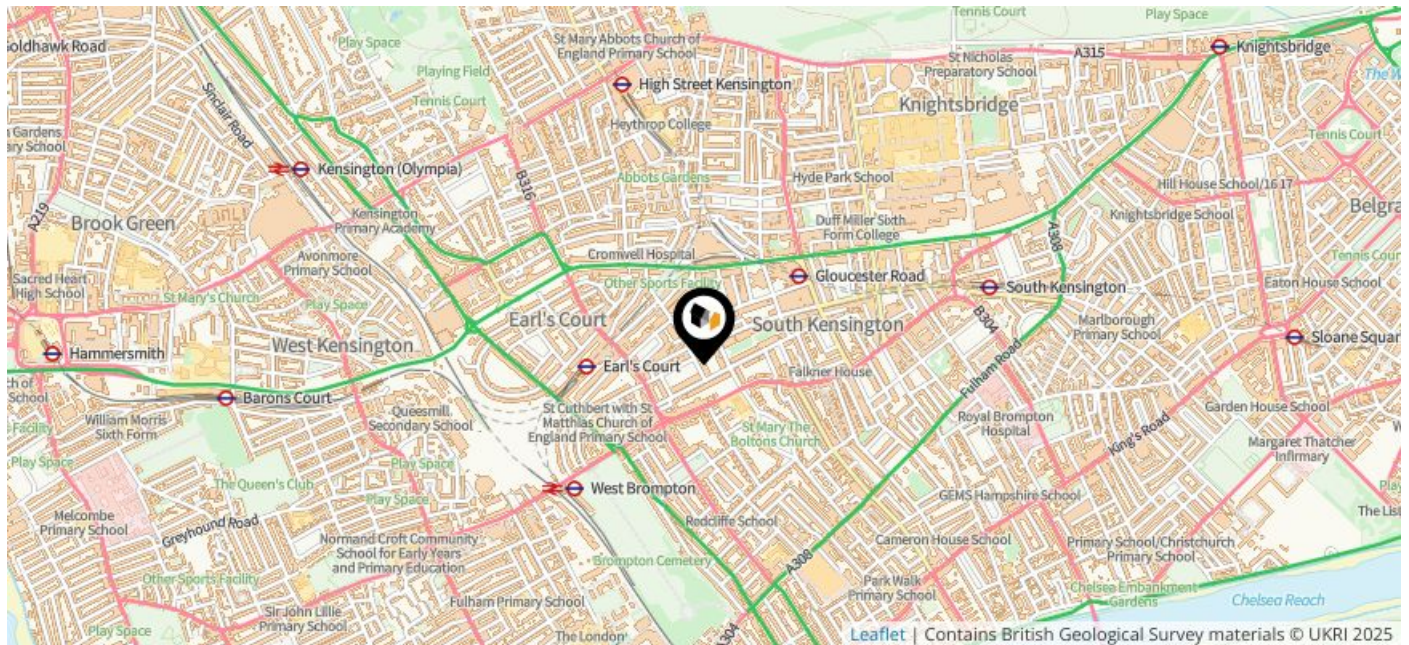
Property

EPC - Additional Data

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental (private) - this is for
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	-1
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 80% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	42 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

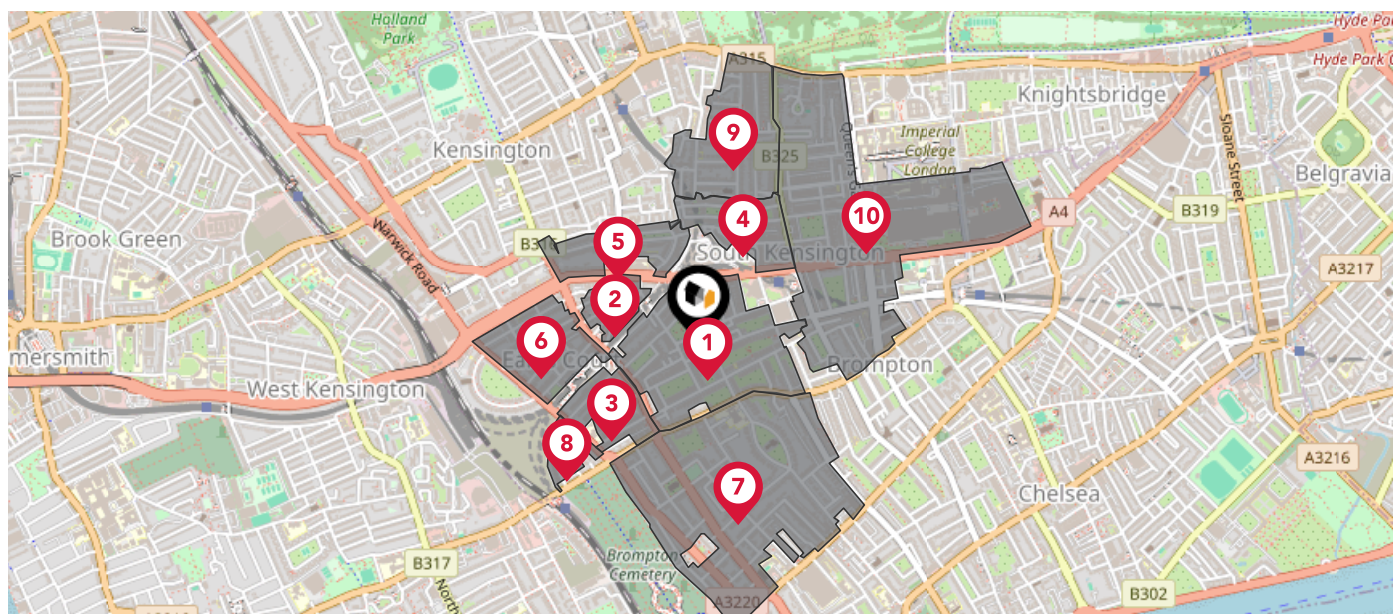
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



Courtfield



Earl's Court Village



Earl's Court Square



Cornwall



Lexham



Nevern Square



The Boltons



Philbeach



De Vere

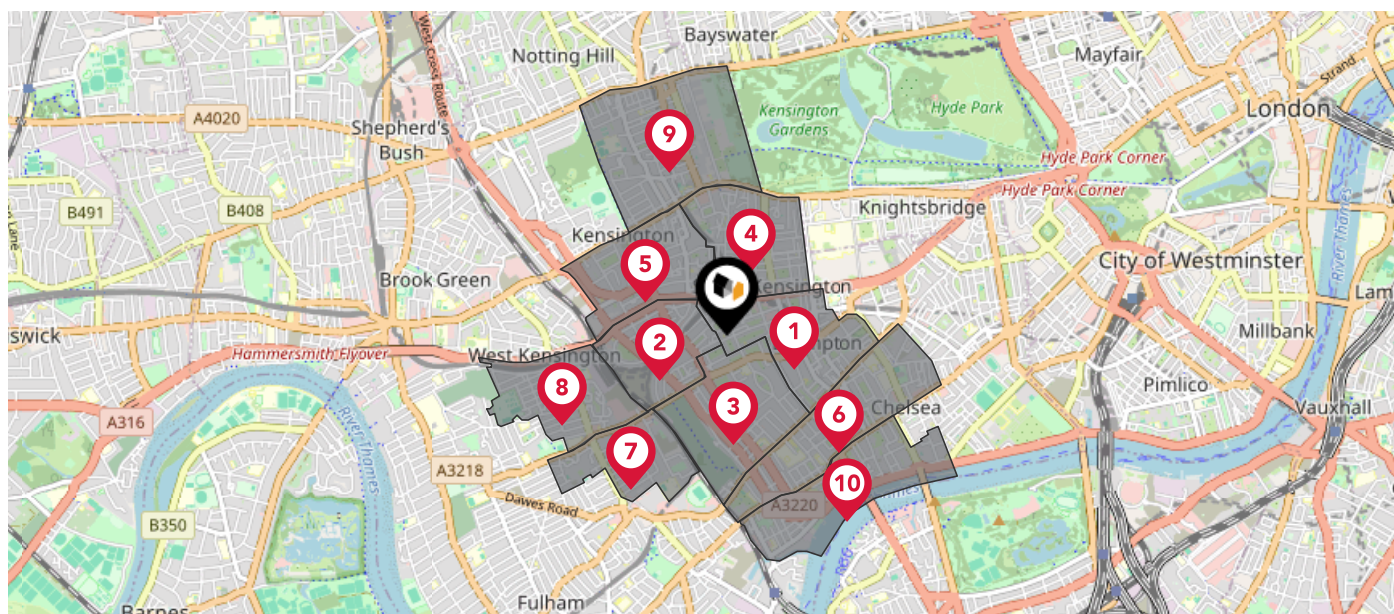


Queen's Gate

Maps

Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1

Courtfield Ward

2

Earl's Court Ward

3

Redcliffe Ward

4

Queen's Gate Ward

5

Abingdon Ward

6

Stanley Ward

7

Lillie Ward

8

West Kensington Ward

9

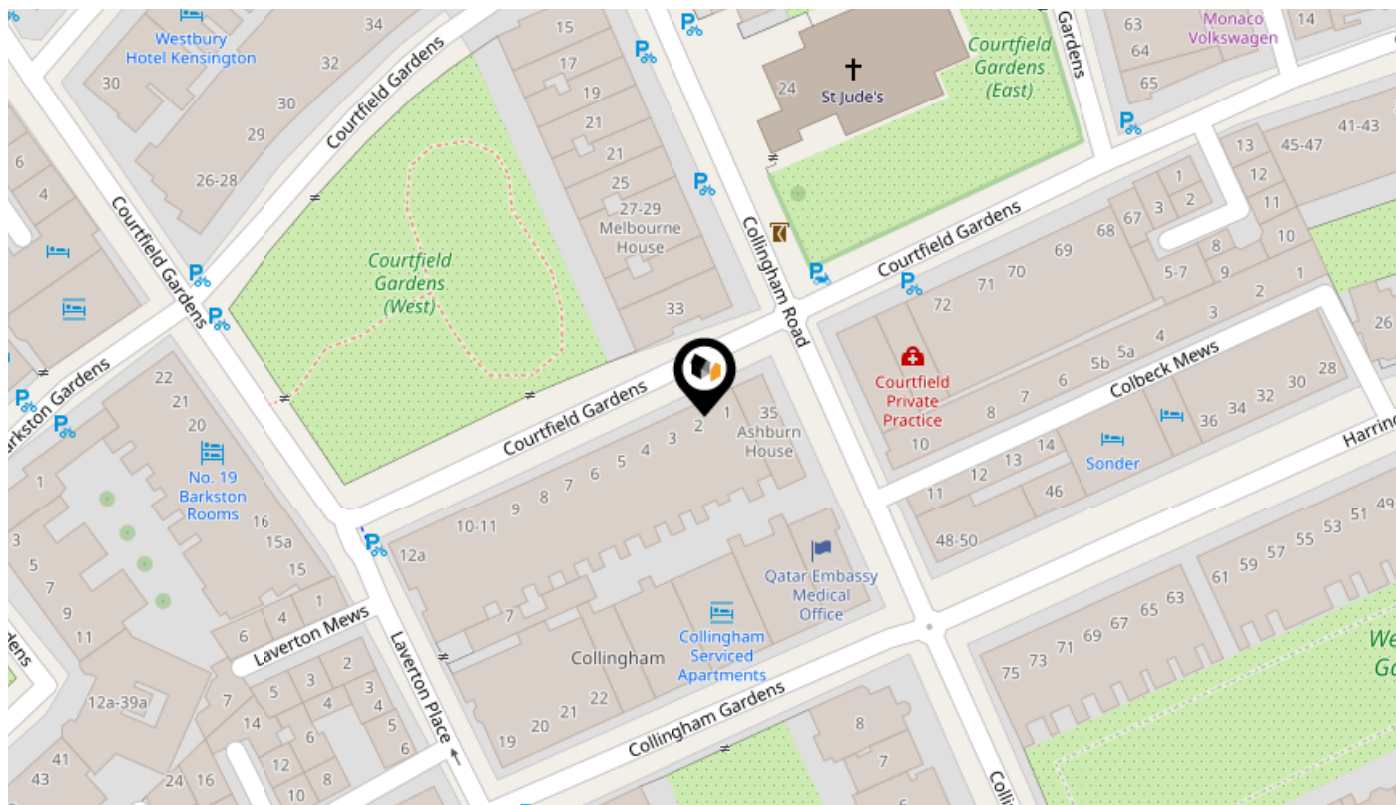
Campden Ward

10

Chelsea Riverside Ward

Maps Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...








Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

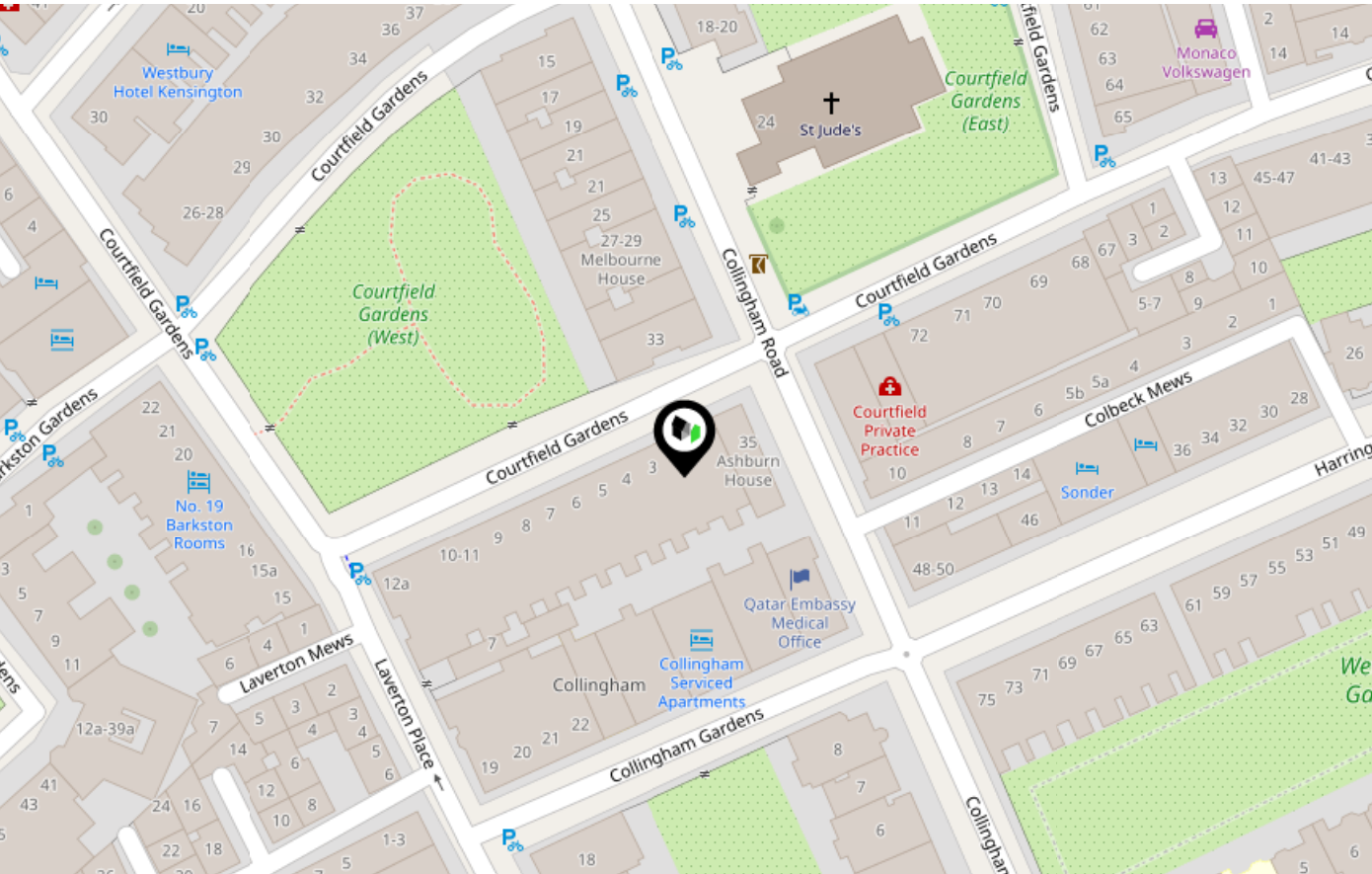
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

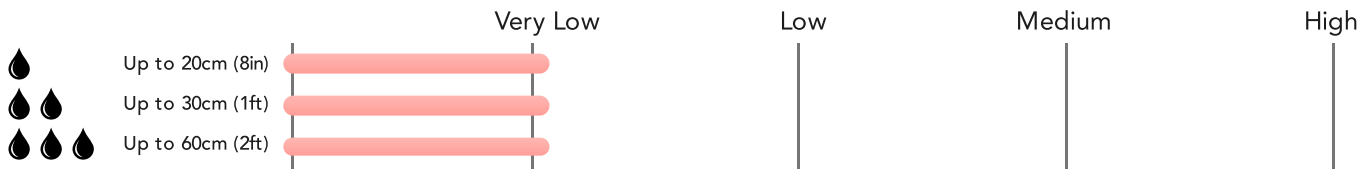


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

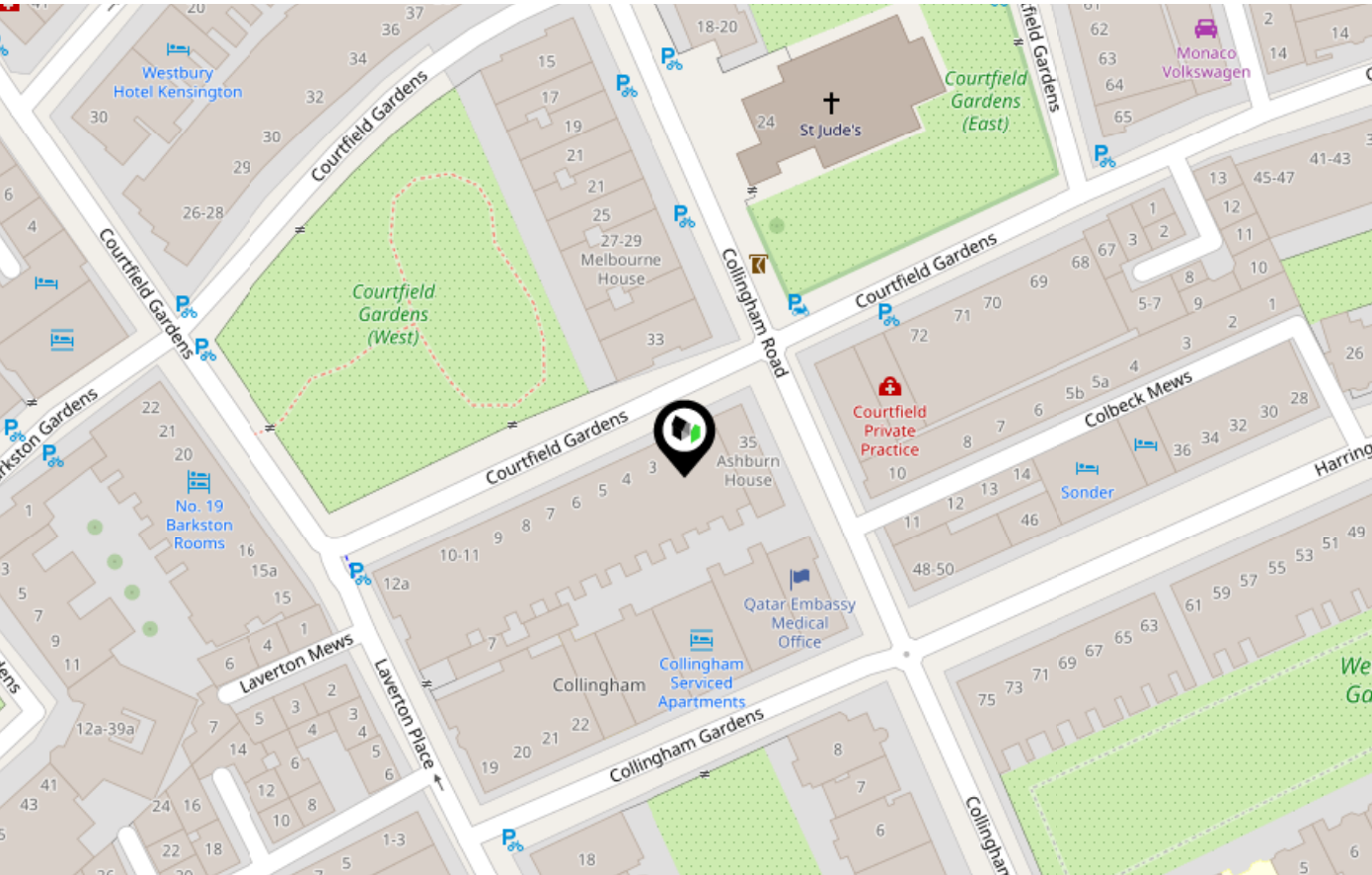
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

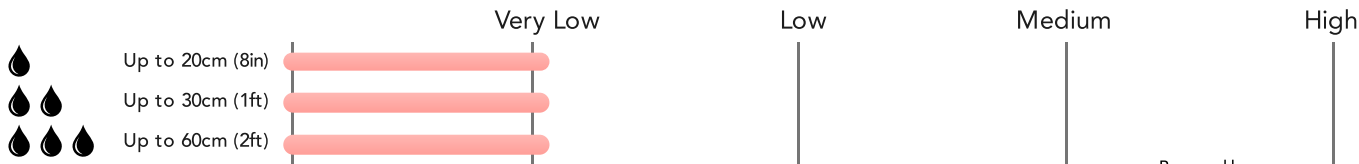


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

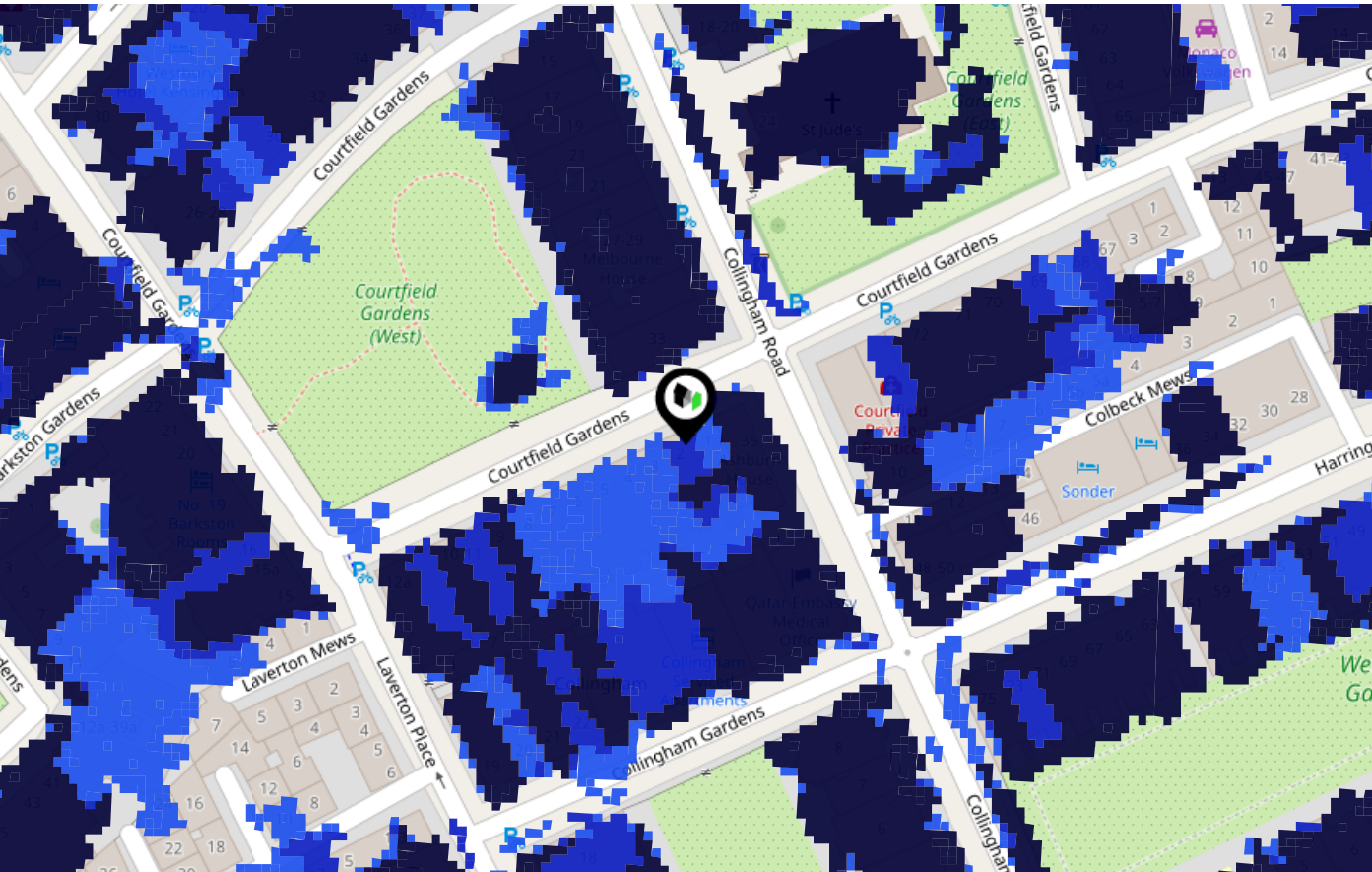


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

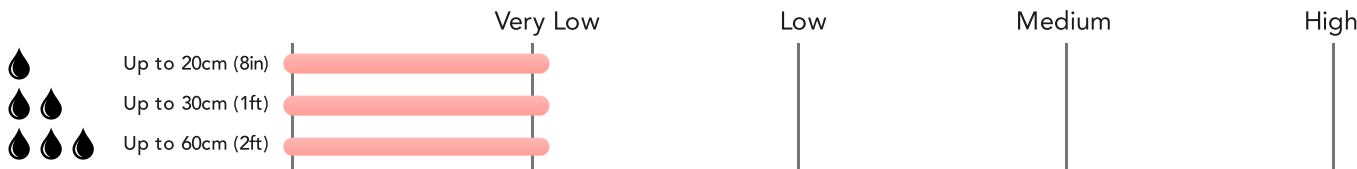


Risk Rating: Medium

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

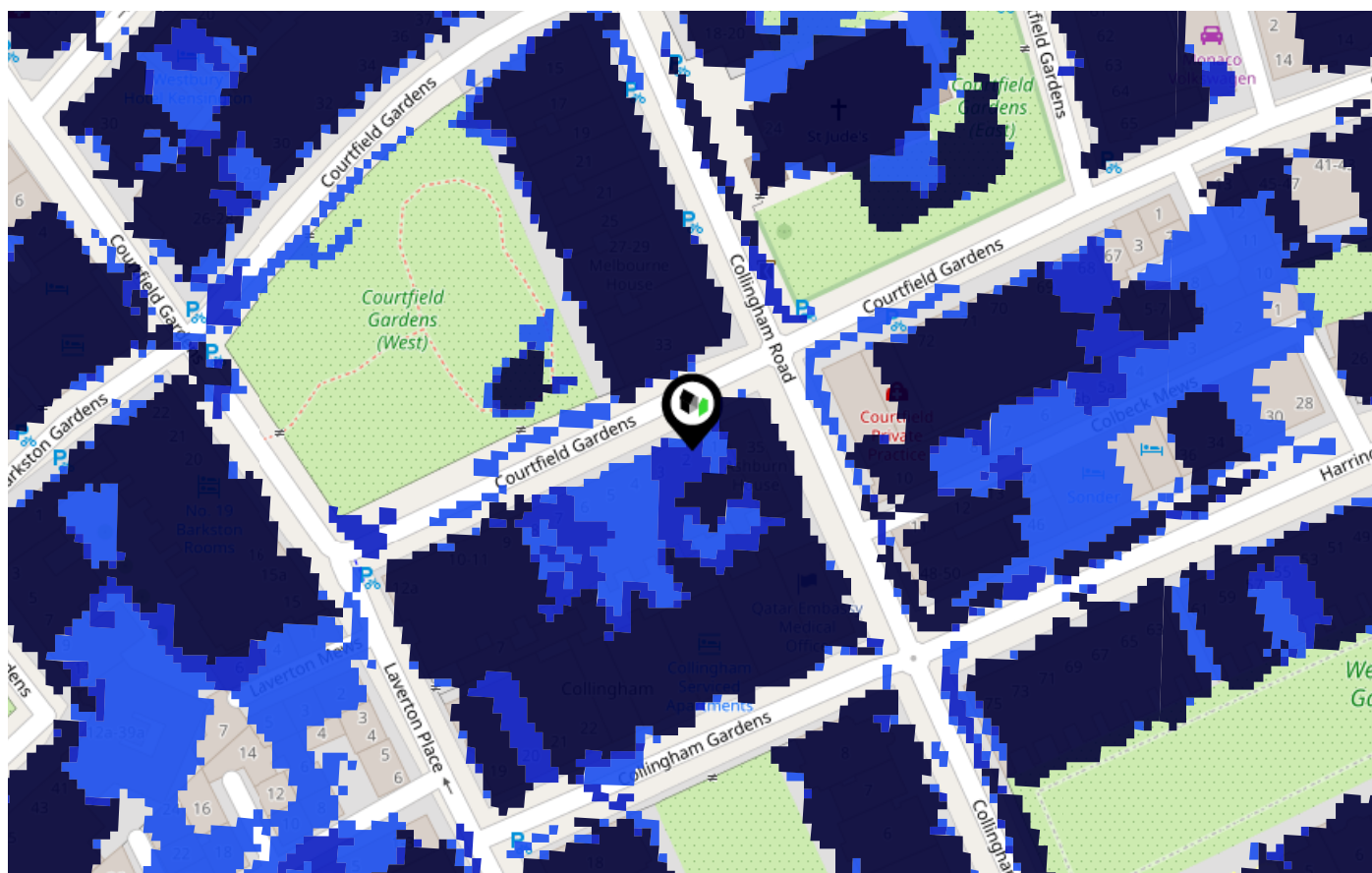
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

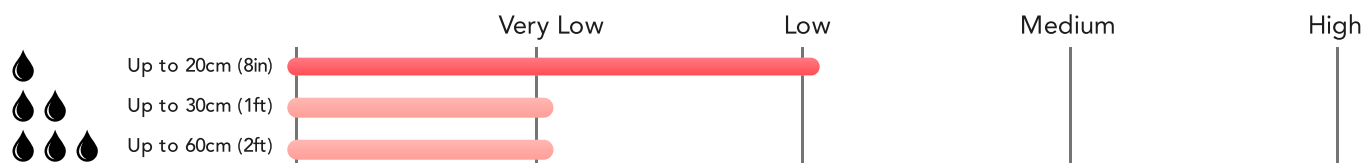


Risk Rating: Medium

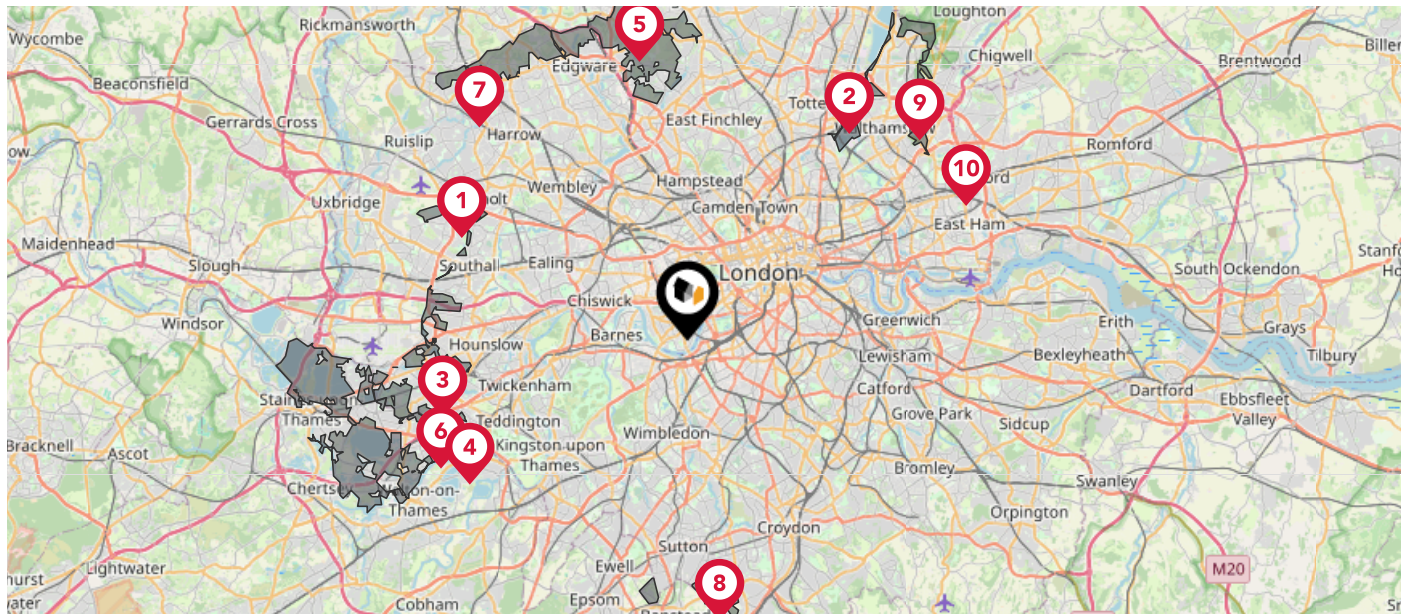
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.











Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



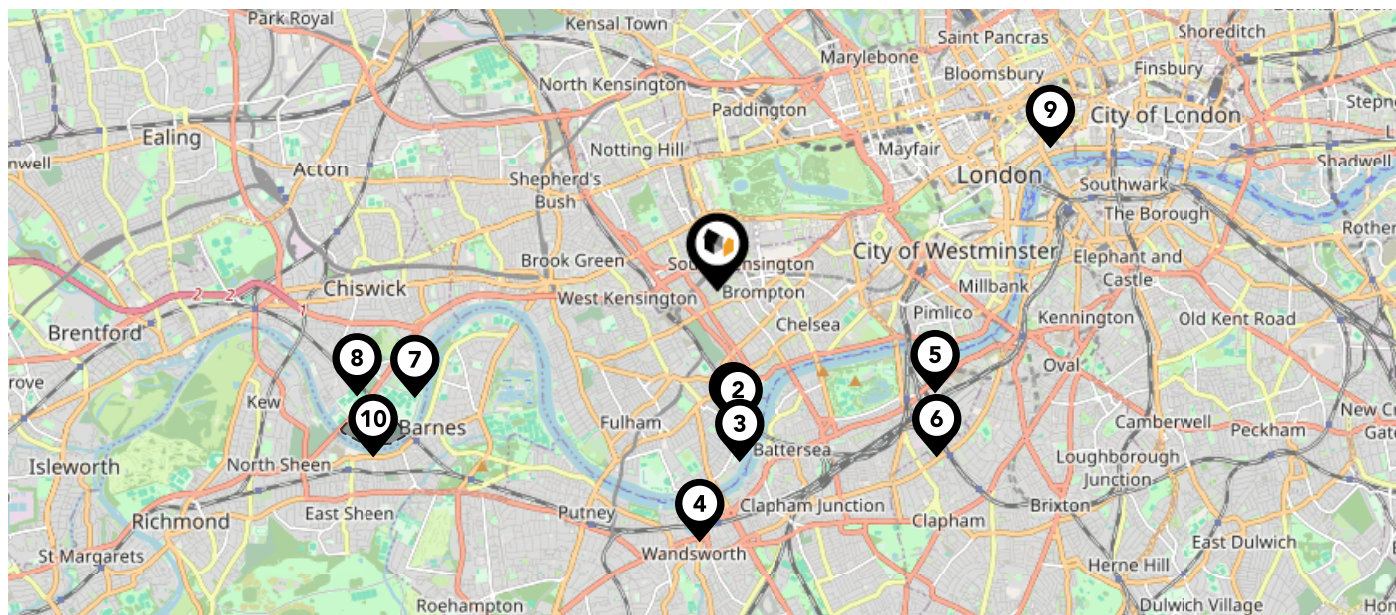
Nearby Green Belt Land

-  London Green Belt - Ealing
-  London Green Belt - Haringey
-  London Green Belt - Hounslow
-  London Green Belt - Richmond upon Thames
-  London Green Belt - Barnet
-  London Green Belt - Spelthorne
-  London Green Belt - Harrow
-  London Green Belt - Sutton
-  London Green Belt - Waltham Forest
-  London Green Belt - Newham

Maps

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



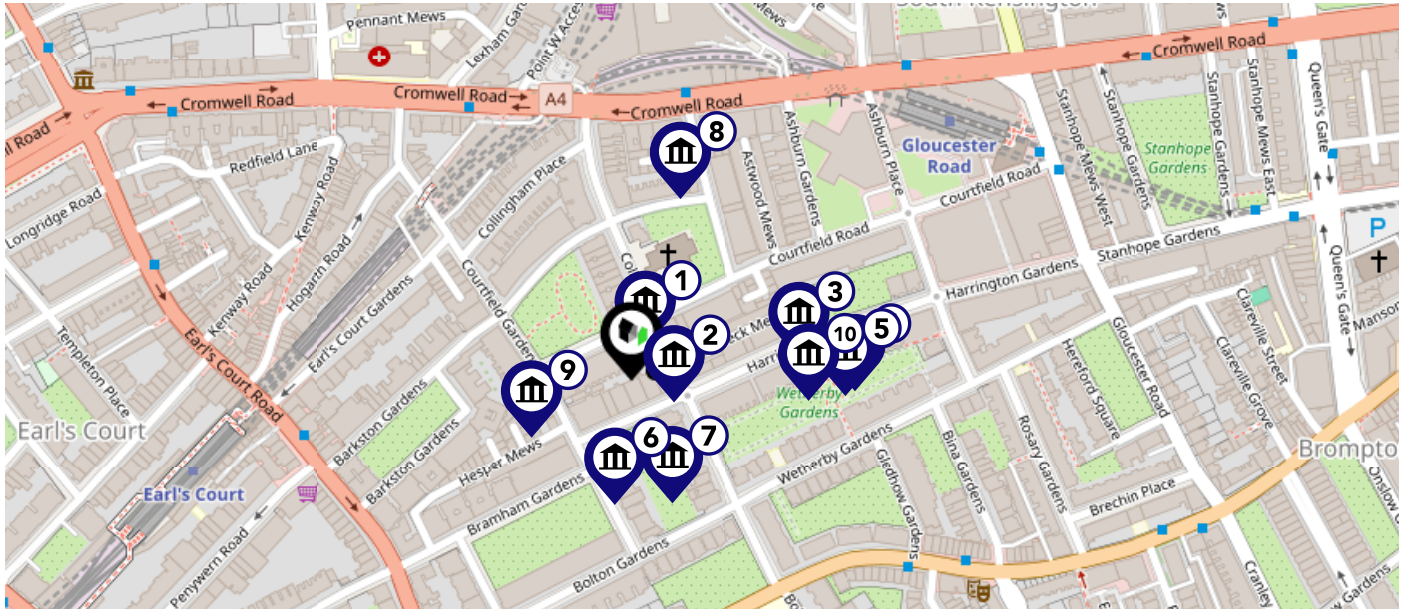
Nearby Landfill Sites











1	Chelsea Creek-Walham Greem, Chelsea, London	Historic Landfill	
2	St John's Metals-Walham Greem, Chelsea, London	Historic Landfill	
3	Townmead Road-Sands End, London SW6	Historic Landfill	
4	Feathers Wharf-Wandsworth, London	Historic Landfill	
5	Cringle Wharf-Cringle Street, Battersea, London	Historic Landfill	
6	Linford Street-London SW8	Historic Landfill	
7	Corney Road-Chiswick, London W4	Historic Landfill	
8	Staveley Road-Grove Park, Chiswick, Hounslow, London	Historic Landfill	
9	Portugal Street-Lincoln's Inn Fields, London WC2A	Historic Landfill	
10	Dukes Meadow-Great Chertsey Road, London	Historic Landfill	

Maps

Listed Buildings

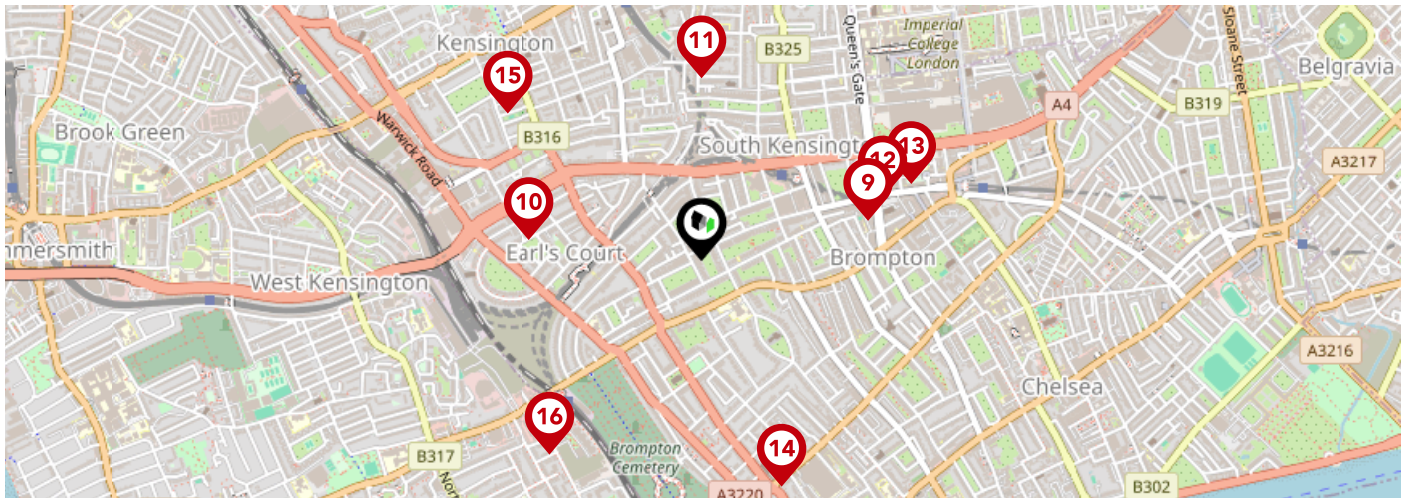
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1358154 - Pillar Box Pillar Box (corner Courtfield Gardens)	Grade II	0.0 miles
 1084335 - Entrance Arch From Collingham Road	Grade II	0.0 miles
 1080626 - 24 And 26, Harrington Gardens Sw7	Grade II	0.1 miles
 1080621 - 39, Harrington Gardens Sw7	Grade II	0.1 miles
 1080622 - 41, Harrington Gardens Sw7	Grade II	0.1 miles
 1294000 - 9-18,11a And 18a, Collingham Gardens Sw5	Grade II	0.1 miles
 1358133 - 1-8, Collingham Gardens Sw5	Grade II	0.1 miles
 1190812 - Entrance Arch From Courtfield Gardens	Grade II	0.1 miles
 1266389 - Entrance Arch From Laverton Place	Grade II	0.1 miles
 1080624 - 45, Harrington Gardens Sw7	Grade II	0.1 miles

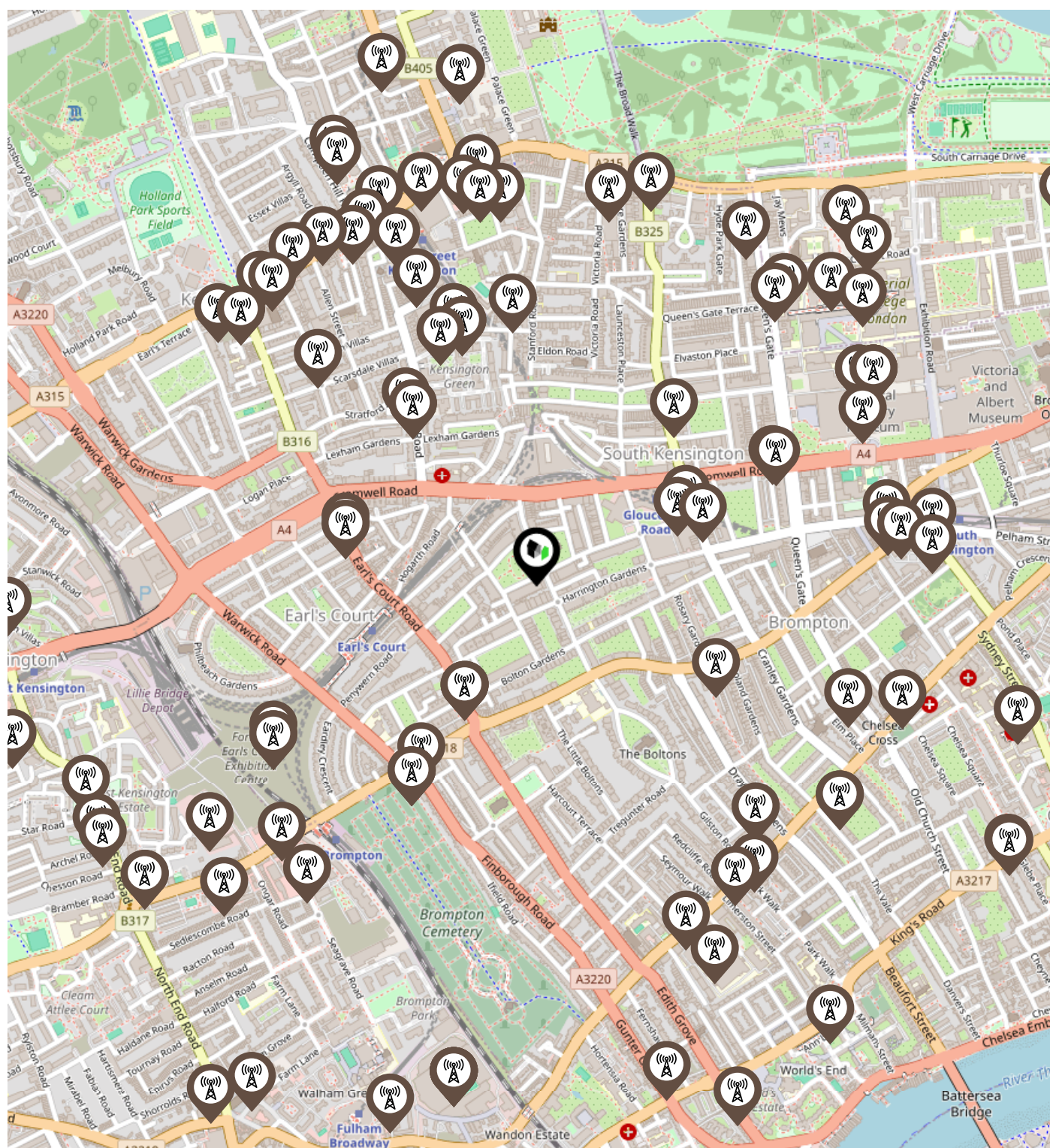


		Nursery	Primary	Secondary	College	Private
1	Collingham Ofsted Rating: Not Rated Pupils: 173 Distance:0.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Wetherby Kensington Ofsted Rating: Not Rated Pupils: 196 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Bousfield Primary School Ofsted Rating: Good Pupils: 430 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Philip's School Ofsted Rating: Good Pupils: 69 Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Falkner House Ofsted Rating: Not Rated Pupils: 346 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Cuthbert with St Matthias CofE Primary School Ofsted Rating: Good Pupils: 135 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Our Lady of Victories RC Primary School Ofsted Rating: Good Pupils: 180 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Mander Portman Woodward School Ofsted Rating: Not Rated Pupils: 589 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
9	Glendower Preparatory School Ofsted Rating: Not Rated Pupils: 290 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Snowflake School Ofsted Rating: Good Pupils: 42 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Thomas's Kensington Ofsted Rating: Not Rated Pupils: 346 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Queen's Gate School Ofsted Rating: Not Rated Pupils: 479 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Lycee Francais Charles de Gaulle Ofsted Rating: Inadequate Pupils: 3467 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Servite RC Primary School Ofsted Rating: Outstanding Pupils: 205 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Barnabas and St Philip's CofE Primary School Ofsted Rating: Good Pupils: 184 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	The London Oratory School Ofsted Rating: Outstanding Pupils: 1393 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

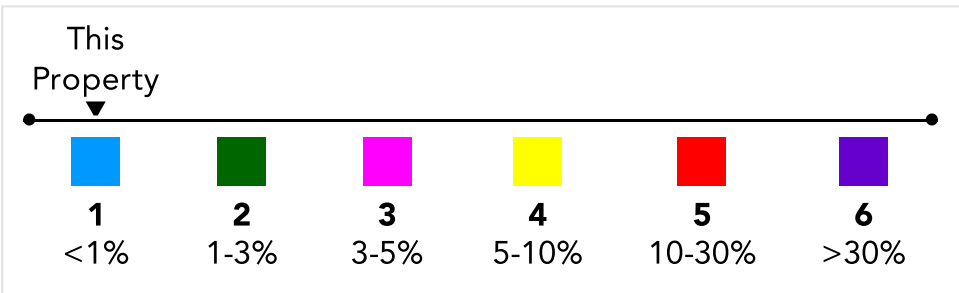
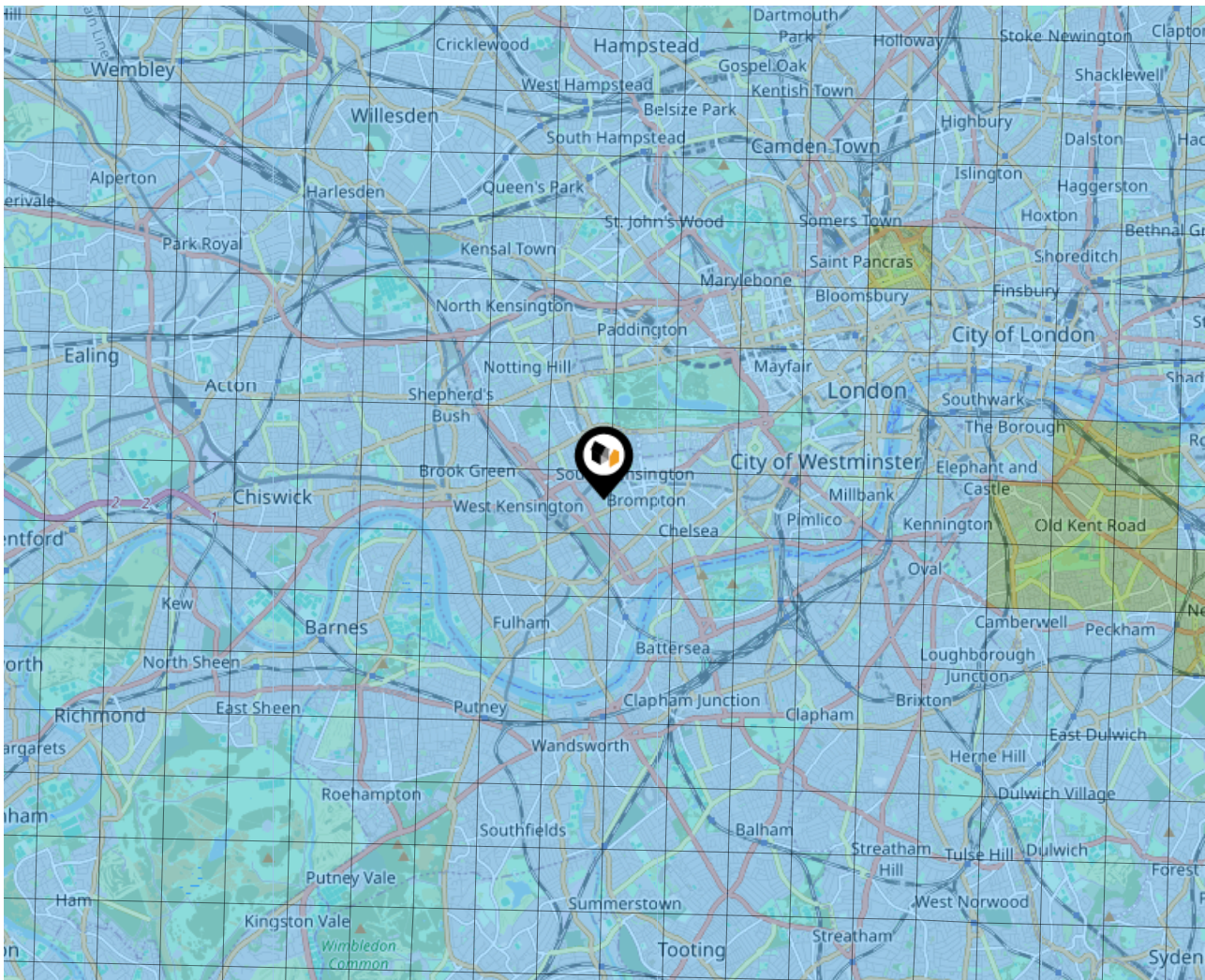


Key:

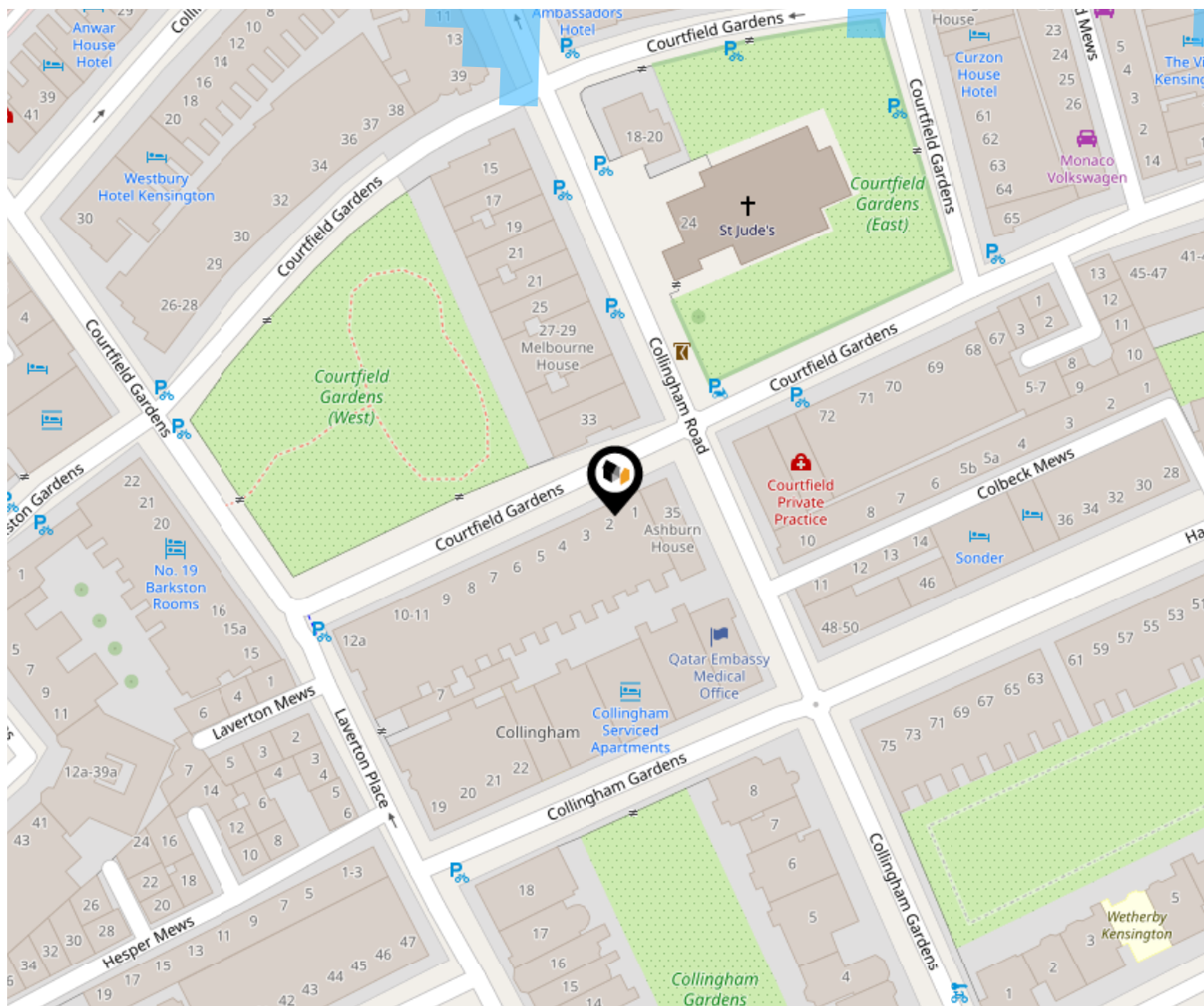
-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise



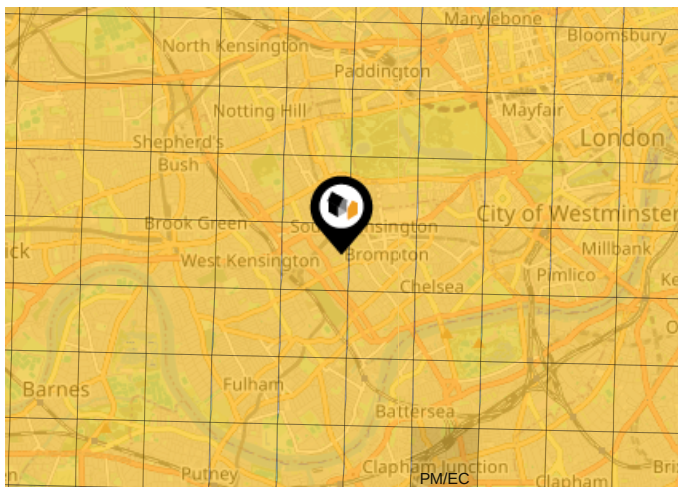
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

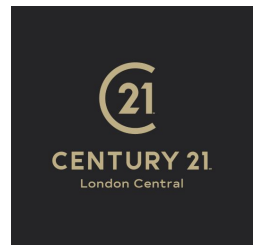
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess



Century21

GIVING 121% - DEFYING MEDIOCRITY

The CENTURY 21® brand has the scale and the reputation to lead the real estate industry into the future. While others focus on simply facilitating a transaction, CENTURY 21® Agents believe in the value of delivering extraordinary experiences by defying mediocrity and always giving you 121%.



Roger Collings

57 years in Real Estate:

Few can rival Roger's industry and market knowledge having been at the forefront of the housing market for close to six decades. In 1965 training as a surveyor before becoming a real estate agent, his wealth of property experience has been a valuable asset to both his clients and agents he has mentored.

While Roger manages property transactions on a Global scale and across London, he specialises in residential property sales and lettings in Westminster, Pimlico, St. James, Chelsea, Mayfair and Knightsbridge. Having lived and worked in Westminster/Victoria for many years, Roger is well versed with the local market and the area's unique influences and target audiences.



Testimonial 1



Friendly and professional staff. very helpful and supportive through out sale process. Will use them again and again. Highly recommended!

Testimonial 2



My experience has been nothing but exceptional. They provided an extremely professional and thorough service through the letting process. They are a helpful, approachable and very efficient agency and I would highly recommend their service.

Testimonial 3



Had a great experience! They followed up quickly providing a sufficient amount of insight and knowledge to help me purchase my apartment. Would definitely recommend them to anyone looking to buy or sell.



/C21uk



/Century21UK



/century21_uk/



/company/century21-united-kingdom

Century21 Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



Century21

85 Rochester Row Westminster London
SW1P 1LJ
020 7630 1099
roger.collings@century21uk.com
www.century21uk.com



Valuation Office
Agency

