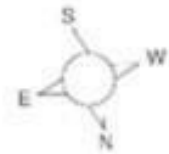


CORNWALL GARDENS

Gross Internal area 690 sq ft (64 sq m)



CH- 2.45 m

CH- 2.38 m



Fourth Floor



Fifth Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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**36 Cornwall Gardens,
South Kensington, SW7 4AP**

**Guide Price £1,175,000 Share of
Freehold**

A bright and beautifully presented top floor maisonette flat with a lift (4th & 5th floors), overlooking the communal gardens. Refurbished to a high standard throughout, the south facing reception room has three windows overlooking the communal gardens and the bespoke kitchen has a walk-in larder. 2 double bedrooms with fitted wardrobes and superb views, the impressive marble shower room has a steam shower. Council Tax Band G.

- Two Bedrooms
- Kitchen
- Lift Access
- Living Room
- Family Bathroom
- Approx 690 Sq Ft

This plan is for guidance only. Drawn in accordance with RICS guidelines. 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.

020 7581 0154

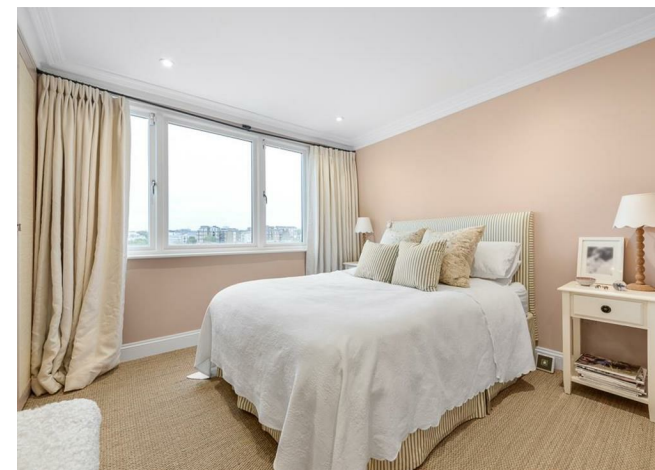
www.fullergilbert.co.uk

South Kensington Sales, 38-40 Gloucester Road, South Kensington, London, SW7 4QT

Location



Description



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 56 | 75 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | | |
| 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 wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.