



Cornwall Gardens, South Kensington, SW7 4AL

Guide Price £1,500,000 Share of Freehold

Introducing Cornwall Gardens...

Entered on the first floor of a beautiful Victorian building, is this two bedroom apartment comprising close to 1020 Sq Ft. The apartment benefits from a private south facing balcony which overlooks the garden square.



Welcome to South Kensington...

Cornwall Gardens is located in the heart of South Kensington, close to Gloucester Road tube station (Piccadilly and District lines). Within the local area, you will find many notable landmarks including Hyde Park, Kensington Palace, and the Royal Albert Hall. The Natural History Museum and Harrods are also within close proximity

- Two Double Bedrooms
- Two Bathrooms
- Reception Room
- Kitchen / Dining Area
- Private South Facing Garden Overlooking the Garden Square
- First Floor Apartmnt
- Separate Storage
- Close by to Gloucester Road Tube Station



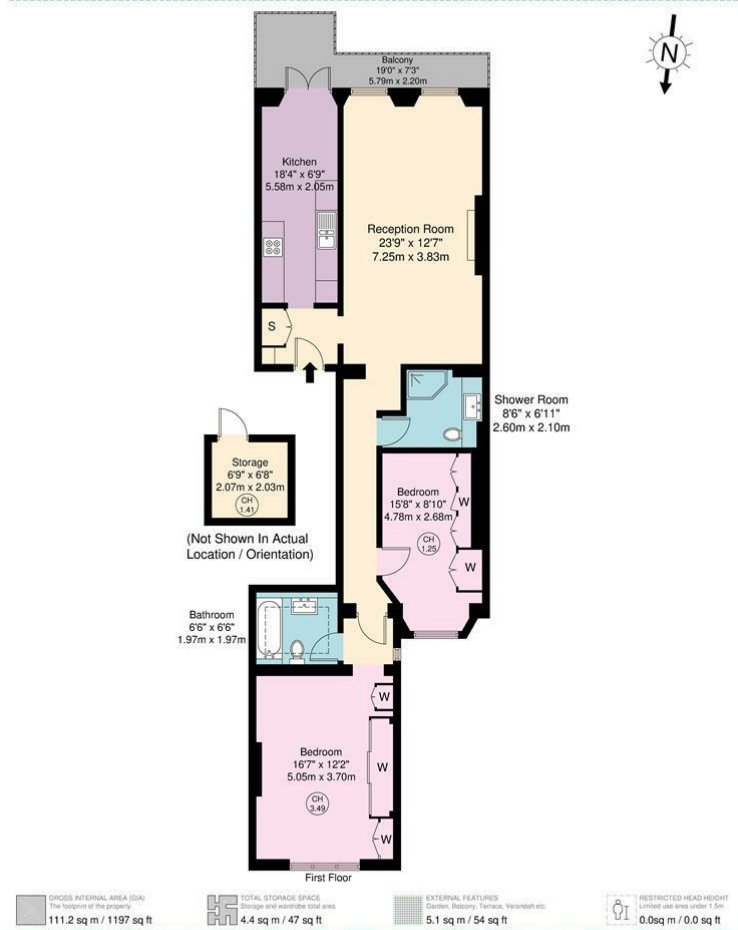
Cornwall Gardens





GROSS INTERNAL AREA
111.2 sq m / 1197 sq ft

STORAGE
4.2 sq m / 45 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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				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		68	78	(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				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 purchaser must obtain confirmation of these facts from their solicitor.



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