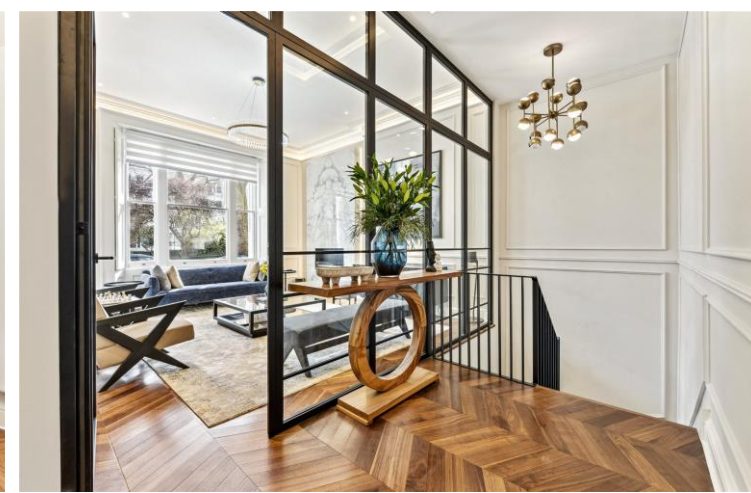




Cornwall Gardens  
South Kensington, SW7

CHESTERTONS









\*CHESTERTONS EXCLUSIVE\* Presented in immaculate condition having just undergone a full refurbishment, the property is located on the north side of Cornwall Gardens therefore benefits from an excellent south facing aspect.

- A stunning fully refurbished property finished to the highest of standards
- Three large double bedrooms and two bathrooms
- Extremely high ceilings and wooden floors throughout
- South facing views over the communal gardens from the reception room

### £11,500 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](https://chestertons.co.uk/property-to-rent/applicable-fees)

Energy Efficiency Rating		
Not energy efficient - higher running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C	74	78
55-68 D		
49-54 E		
35-48 F		
1-34 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

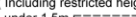
**Minimum Term:** 6 months  
**Deposit Required:** £15,923.08  
**Local Authority:** Kensington and Chelsea  
**Council Tax Band:** H  
**EPC Rating:** C  
**Unfurnished**

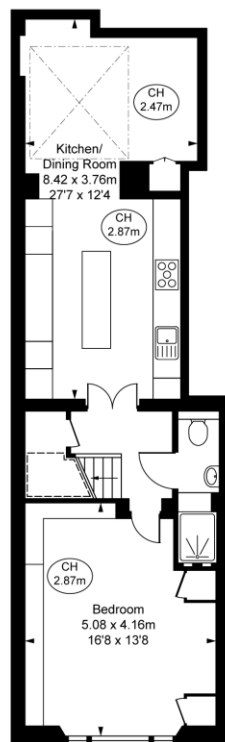
### Chestertons South Kensington Lettings

44-48 Old Brompton Road  
 South Kensington  
 London  
 SW7 3DY

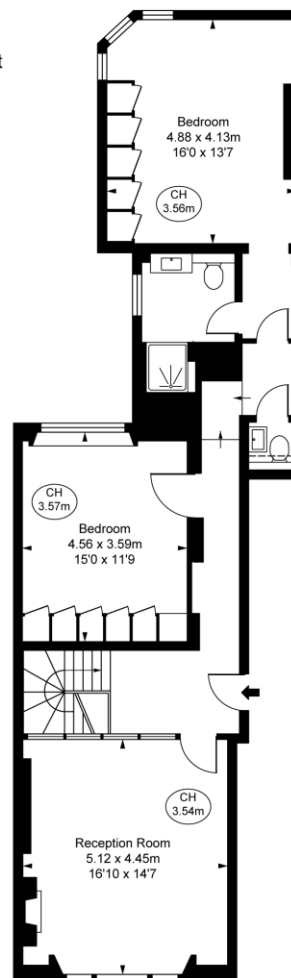
[southkensingtonlettingsusers@chestertons.co.uk](mailto:southkensingtonlettingsusers@chestertons.co.uk)  
 02075891244

Cornwall Gardens, SW7  
Approximate Gross Internal Area  
147.62 sq m / 1,589 sq ft

(Including restricted height  
under 1.5m )  
(CH = Ceiling Heights)



Lower Ground Floor  
Approximate Gross Internal Area  
58.85 sq m / 633 sq ft



Ground Floor  
Approximate Gross Internal Area  
88.77 sq m / 956 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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