



CORNWALL GARDENS LONDON SW7
£2,050 PER WEEK AVAILABLE NOW




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Cornwall Gardens London SW7

**£2,050 Per Week
Furnished**

 **2 Bedrooms**
 **2 Bathrooms**
 **2 Receptions**

Features

- Two bedrooms, - Two (one en-suite), - 980 sq ft., - 640 sq ft roof terrace with panoramic London views, - View: Garden and city, - Large reception room with dining table, - Widescreen TV, - DVD and amplifier, - Apple AirPlay and speakers in all rooms, - Apple TV, - Fully fitted kitchen with top of the range appliances, - Air conditioning, - White bone china and crystal glassware, - Video entry door system, - 24hr CCTV and reception, - In-room safe, - Fibre optic Wi-Fi

Council Tax

Council Tax Band G

Hamptons

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{ A STUNNING TWO BEDROOM APARTMENT WITH ROOF TERRACE

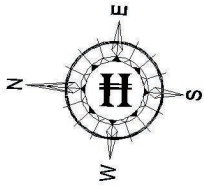
The Property

Situated on the top floor of this impressive period building, this two bedroom apartment has been refurbished to exacting standards and boasts excellent natural light. The apartment comprises spacious reception room with French doors leading directly onto a balcony, modern kitchen and two double bedrooms (one en suite) both with direct access to a balcony. There is an amazing 635 sq ft private decked roof terrace on the top floor, almost the same size as the apartment itself with panoramic views, with a glass conservatory containing a kitchenette. The apartment has designer Italian furniture, silk blinds, all the latest AV equipment, Airplay in every room and Apple TV with Sky. It is served by two dedicated maids, a Yoga & Pilates Studio, with out own personal trainer.

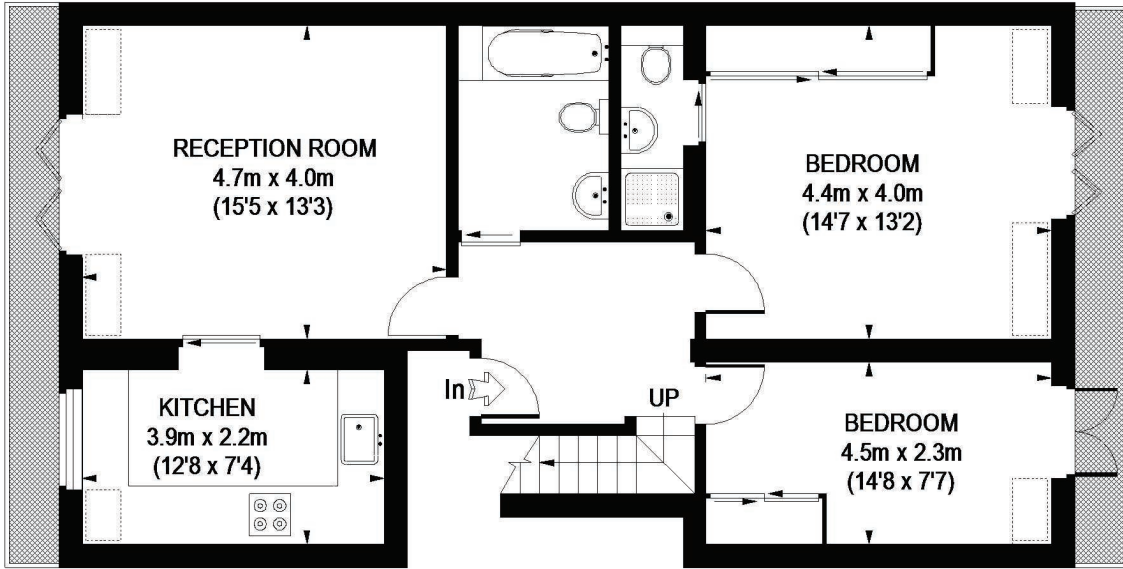
Location

Cornwall Gardens is located close the shop, restaurants and transport links (Piccadilly and District lines) of Gloucester Road. Kensington High Street and Hyde Park are also close by.

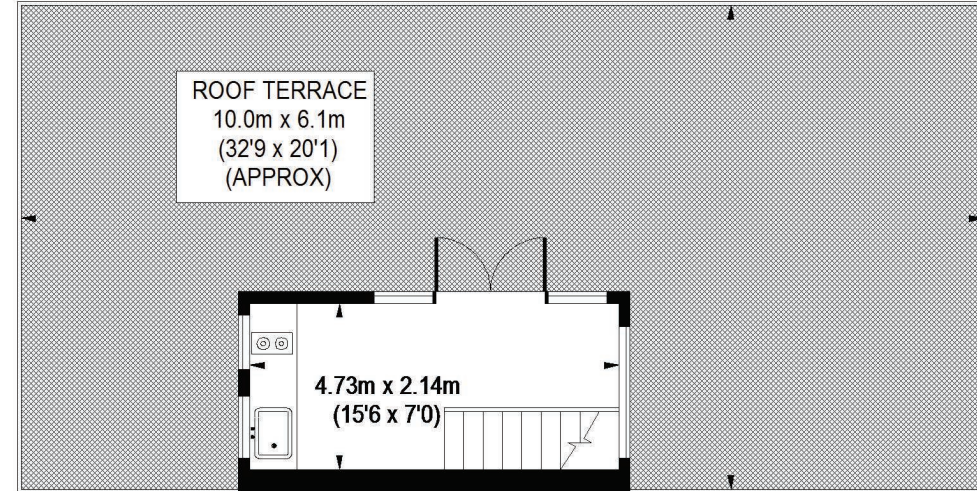




CORNWALL GARDENS



FIFTH FLOOR



SIXTH FLOOR

APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR (EXCLUDING REDUCE HEADROOM)= 818 SQ. FT. (76 SQ. M.)
 FIRST FLOOR = 108 SQ. FT. (10 SQ. M.)
 REDUCE HEADROOM = 32 SQ. FT. (3 SQ. M.)
 TOTAL = 958 SQ. FT. (89 SQ. M.)

 = REDUCED HEADROOM BELOW 1.5 M / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property. (ID62459)

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Band A	92-100		
Band B	81-91		
Band C	69-80		
Band D	55-68		
Band E	39-54		
Band F	21-38		
Band G	1-20		
		57	77
<small>For more efficient, higher rating costs</small> <small>EU Directive 2002/91/EC</small>		<small>England & Wales</small>	

