



Cranley Gardens  
South Kensington, SW7

CHESTERTONS









A stunning first floor studio apartment, cleverly designed to incorporate excellent storage and generous sleeping space with the added benefit of a wonderful rear roof terrace.

Located on a sought after residential street of elegant terraced buildings is this beautifully presented studio apartment which comprises a bright studio room with high ceiling large windows, allowing an abundance of natural light to fill the space, a mezzanine sleeping area with plenty of built in storage cupboards, a sleek and stylish modern kitchen with integrated appliances and a beautiful marble finished bathroom. In addition, there is a private and generous decked roof terrace accessed via French doors, air conditioning and a share in the freehold.

Owing to its central location and proximity to the numerous shops, restaurants and transport links of Old Brompton Road and Fulham Road, this apartment would make an ideal pied a terre or rental investment. The nearest underground stations can be found at South Kensington and Gloucester Road.

**Asking Price £875,000**

| Energy Efficiency Rating |   | Current | Potential |
|--------------------------|---|---------|-----------|
| 100-109                  | A |         |           |
| 81-100                   | B |         |           |
| 62-80                    | C | 73      | 80        |
| 43-61                    | D |         |           |
| 25-42                    | E |         |           |
| 10-24                    | F |         |           |
| 1-9                      | G |         |           |

Not energy efficient - higher running costs

EU Directive 2002/91/EC

**Tenure:** Leasehold - 979 years remaining  
**Service Charge:** £4,062.64 per annum approx.  
**Ground Rent:** One peppercorn – if demanded  
**Local Authority:** Royal Borough of Kensington & Chelsea  
**Council Tax Band:** E

**Chestertons South Kensington Sales**

44-48 Old Brompton Road  
 London  
 SW7 3DY  
 southkensington@chestertons.co.uk  
 020 7589 1234  
 chestertons.co.uk

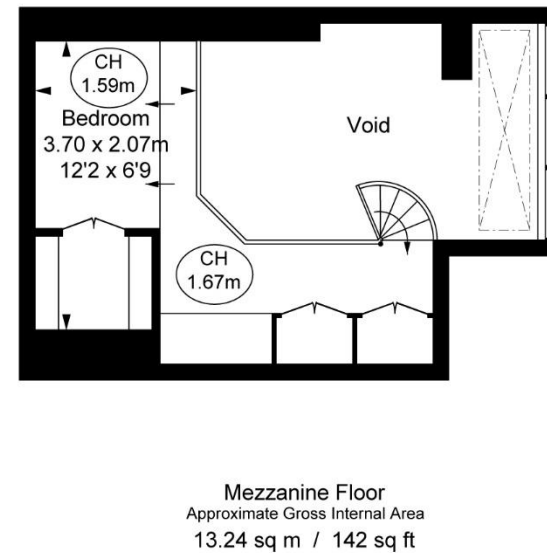
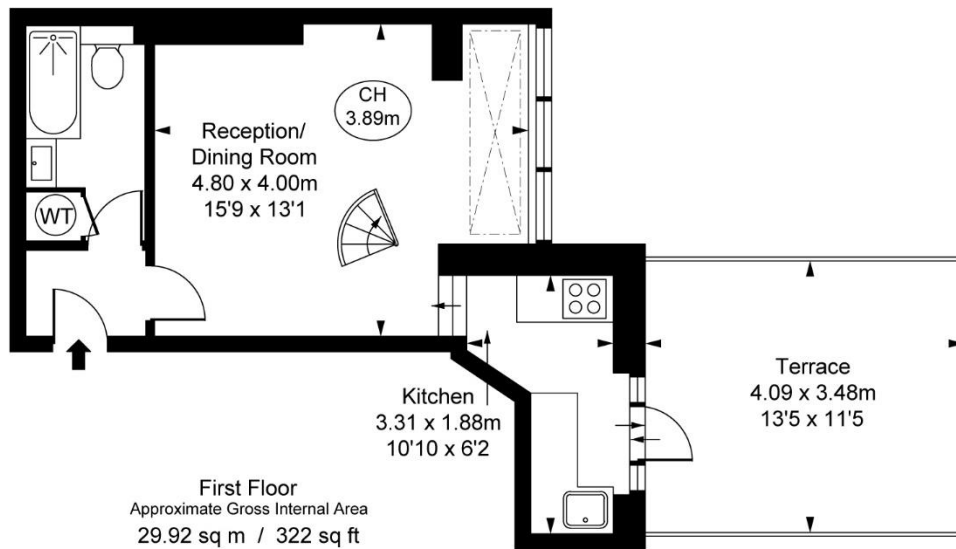


## Cranley Gardens, SW7

Approximate Gross Internal Area  
43.16 sq m / 465 sq ft

( Excluding Void )

( CH = Ceiling Heights )



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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