



Cranley Gardens

South Kensington, SW7

Asking Price £2,850,000

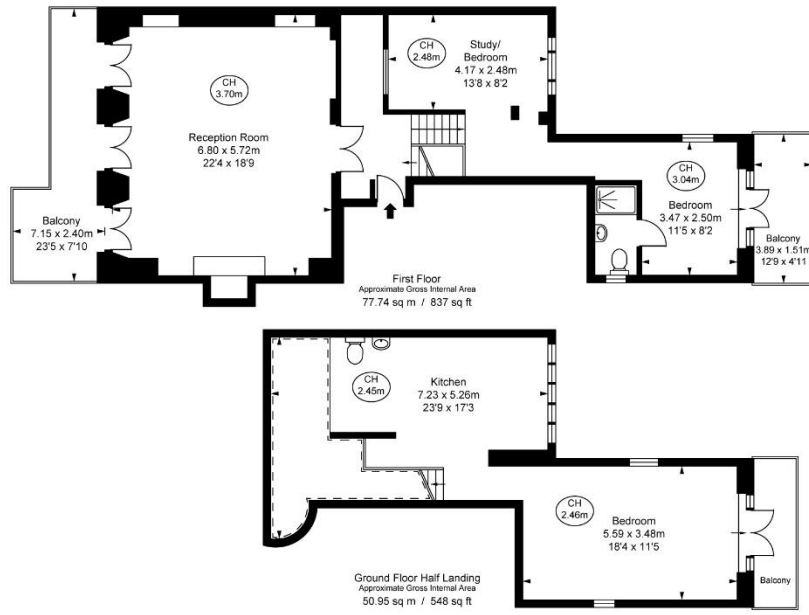
A fantastic development opportunity comprising two adjoining flats with full permission to merge into one single dwelling with the principle rooms being on the first floor with views over communal gardens.

The combination of the two units spans to 1385 sq. ft. of internal space with the added benefit of a three balconies and represents an excellent opportunity for the incoming owner to create a bespoke home in one of South Kensington's finest locations. Of particular note are the wonderful volume and proportions of the reception room, which is complete with three floor to ceiling windows, 3.7m high ceilings and stunning corning, the flexibility of the remaining accommodation and the access to outside space.

Cranley Gardens is an elegant residential street in South Kensington which offers easy access to the many shops, cafes and boutiques of Old Brompton Road, Fulham Road and Gloucester Road.

CHESTERTONS

Cranley Gardens, SW7
 Approximate Gross Internal Area
128.69 sq m / 1,385 sq ft
 (Including restricted height
 under 1.5m □ = □ □)
 (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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Tenure: Leasehold - 971 years remaining
Service Charge: £16,000 p.a. (inc. gardens charge. Does not include sinking fund)
Ground Rent: Tbc
Local Authority: Royal Borough of Kensington & Chelsea
Council Tax Band: H

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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