



Cranley Gardens

South Kensington, SW7

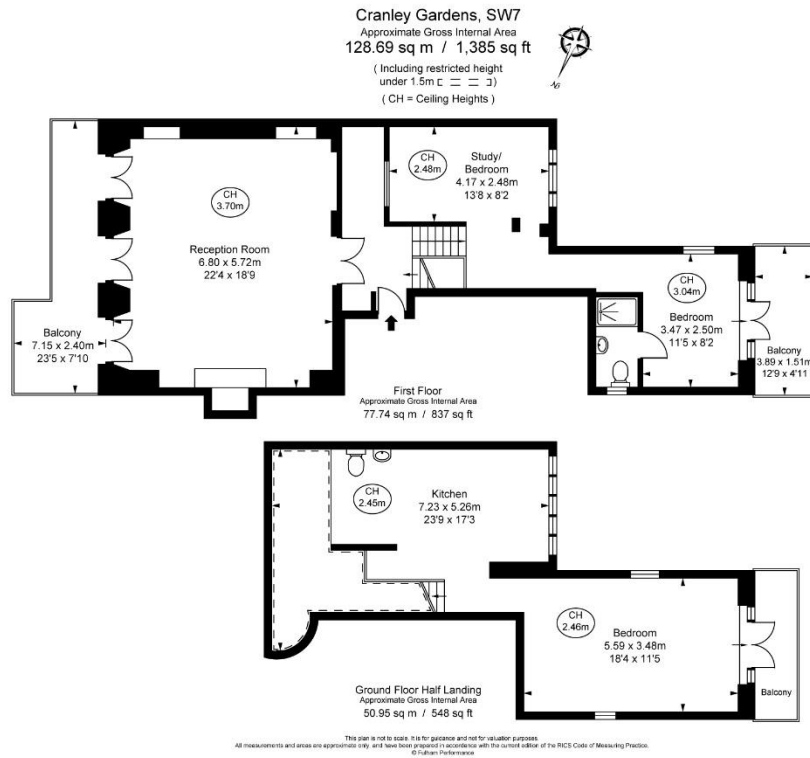
Asking Price £2,600,000
Leasehold - 971 years remaining

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 1385sqft 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 cornicing, 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



Tenure: Leasehold - 971 years remaining

Service Charge: £16,000 p.a. (Includes 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		

Chestertons South Kensington Sales

44-48 Old Brompton Road

London

SW7 3DY

southkensington@chestertons.co.uk

020 7589 1234

chestertons.co.uk

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable