



Cornwall Gardens
South Kensington, SW7





A well-presented, three bedroom duplex apartment with private outdoor space and views over communal gardens spanning circa 1435sqft.

Generously arranged over two floors the raised ground floor is given over to a wonderful reception room with exceptional ceiling height overlooking the communal gardens. The well portioned kitchen also features ample space for a relaxed dining space.

The lower level offers two spacious bedrooms. The principle bedroom features a wealth of built in storage and spacious ensuite bedroom.

Cornwall Gardens is a peaceful street boasting large communal gardens. Located within close proximity to High Street Kensington and Gloucester Road. Offering excellent transport links, local coffee shops and boutique restaurants.

- Grand Reception Room
- Communal Gardens
- Separate Kitchen
- Split Level
- Underfloor Heating

Offers in excess of £1,650,000

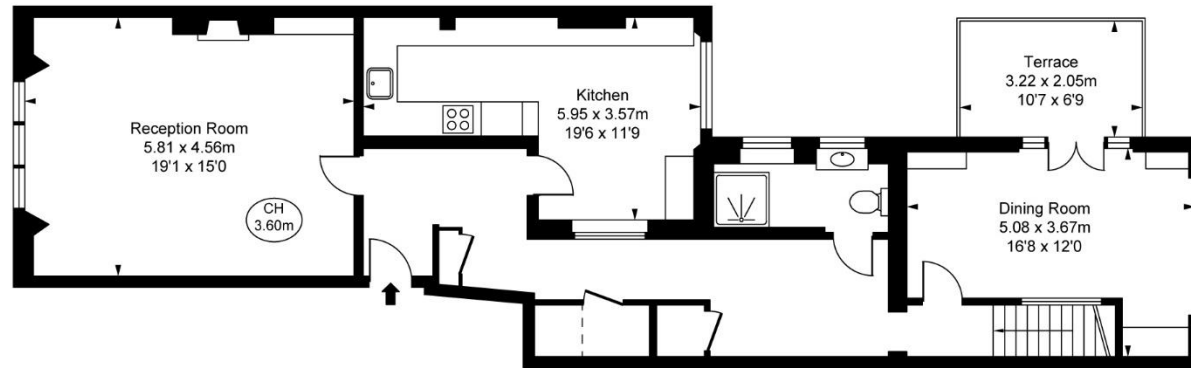
Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
45-48 F		
35-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Tenure: Share of Freehold 983 years remaining
Service Charge: £7,855 p.a. approx.
Ground Rent: One peppercorn
Local Authority: Royal Borough of Kensington & Chelsea
Council Tax Band: G

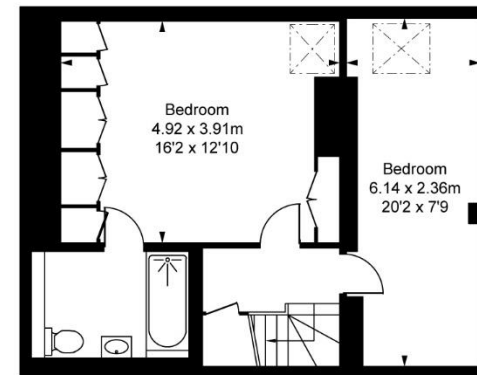
Chestertons South Kensington Sales

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

Cornwall Gardens, SW7
 Approximate Gross Internal Area
135.69 sq m / 1,461 sq ft
 (Including restricted height
 under 1.5m □ □ □ □)
 (CH = Ceiling Heights)



Ground Floor
 Approximate Gross Internal Area
 89.45 sq m / 963 sq ft



Lower Ground Floor
 Approximate Gross Internal Area
 46.24 sq m / 498 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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