



WHITE
ESTATES

CORNWALL GARDENS | SOUTH KENSINGTON SW7

D U P L E X W I T H R O O F T E R R A C E S I N P R I M E C E N T R A L L O N D O N L O C A T I O N

AVAILABLE NOW - PLEASE CALL/EMAIL NOW TO BOOK AN APPOINTMENT TO VIEW IN PERSON: This substantial FOUR BEDROOM apartment measuring circa 1387 sq ft (129 sq m) is simply wonderful and must be seen to be appreciated. Having a bright triple aspect and TWO ROOF TERRACES as well as excellent insulation (high EPC rating C), the apartment covers the entire top two floors of a beautiful period building with a 3rd floor entrance (no lift) which is further enhanced by the quality of the decoration and furnishing with two large bathrooms (both with separate shower stalls), a separate utility and fantastic location close to the wide open spaces of Hyde Park and Kensington Gardens. The property is within immediate walking distance of the individual boutique, shops, restaurants and cafes of Gloucester Road, South Kensington and Kensington High Street. The nearest station is Gloucester Road Underground (Circle, District & Piccadilly lines). Early viewing recommended.





ACCOMMODATION

Accommodation: Third Floor Entrance Hall: Fourth Floor Hallway: Utility Cupboard: Family/Guest Bathroom: Large Reception/Dining Room with Fireplace & Contemporary Open Kitchen Styling: Four Double Bedrooms: Two Bathrooms (One En-Suite): Two Roof Terraces: Large Gross Internal Area 1387 sq ft (129 sq m)

LOCATION

Situated in a coveted residential quarter of South Kensington, the flat is ideally located to take advantage of all the excellent facilities and services that South Kensington has to offer with its of stylish bars and restaurants, high end shops in and around Gloucester Road, access to nearby supermarkets, and smaller retailers. The flat is within walking distance of Kensington Gardens and Hyde Park and is well situated to enjoy the museums and facilities of South Kensington, and the Royal Albert Hall. With direct links via Gloucester Road and South Kensington underground stations to all parts of London, the flat also has excellent communications via the M4, M25 and A4 to the west and Heathrow (25 minutes by car). Residents' car parking available within the Royal Borough of Kensington & Chelsea.



CALL / EMAIL NOW TO ENQUIRE / BOOK AN APPOINTMENT TO VISIT



Terms

Price: £1,600,000

Tenure: Share of Freehold

Lease: 999 Years from 24th June 1984

Service Charge: £3,412.53 per annum (average for past 5 years)

Reserve Fund: £1,319.26 per annum (average for past 5 years)

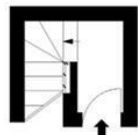
Ground Rent: not applicable

Local Authority: RBKC

Council Tax Band: G

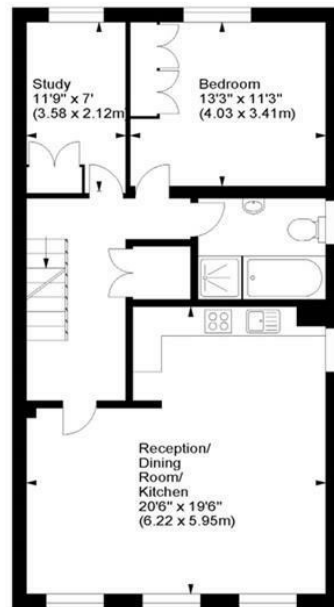
Cornwall Gardens, SW7

Approx. Gross Internal Area
1387 Sq Ft - 128.85 Sq M

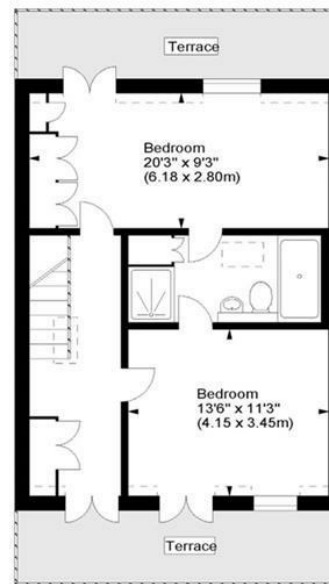


Third Floor Entrance

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



Fourth Floor



Fifth Floor

For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
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FEATURES

- Four Double Bedrooms & Two Bathrooms
- Two Roof Terraces
- Third Floor Entrance with Accommodation Spread Across Third & Fourth Floors
- Fantastic Location in South Kensington Close to Gloucester Road, Knightsbridge and Kensington
- Victorian Period Building
- Excellent Common Parts
- Prestigious & Sought After Address in Prime Central London



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