



WHITE  
ESTATES

CRANLEY GARDENS | SOUTH KENSINGTON SW7

# CHARMING FLAT IN THE PRESTIGIOUS AREA OF CRANLEY GARDENS

Located in this prestigious area of Cranley Gardens, South Kensington, this charming flat offers a delightful blend of comfort and style. Spanning approximately 1,186 Sq Ft, the property features two well-appointed bedrooms, including the principal bedroom with en-suite shower and second bathroom.

The spacious reception room provides an inviting space for relaxation and entertaining, with access to the terrace. Fitted kitchen, ideal for casual dining. The entrance hall adds a touch of elegance, welcoming you into this lovely home. Additionally, the property boasts a shower room and modern bathroom.

With the added benefit of a lift, accessibility is a key feature of this residence. Located in the sought-after SW7 postcode, this home is not only a comfortable retreat but also a gateway to the vibrant culture and amenities that London has to offer. This property is a rare find, combining modern living with the charm of a traditional house in one of the city's most desirable locations.



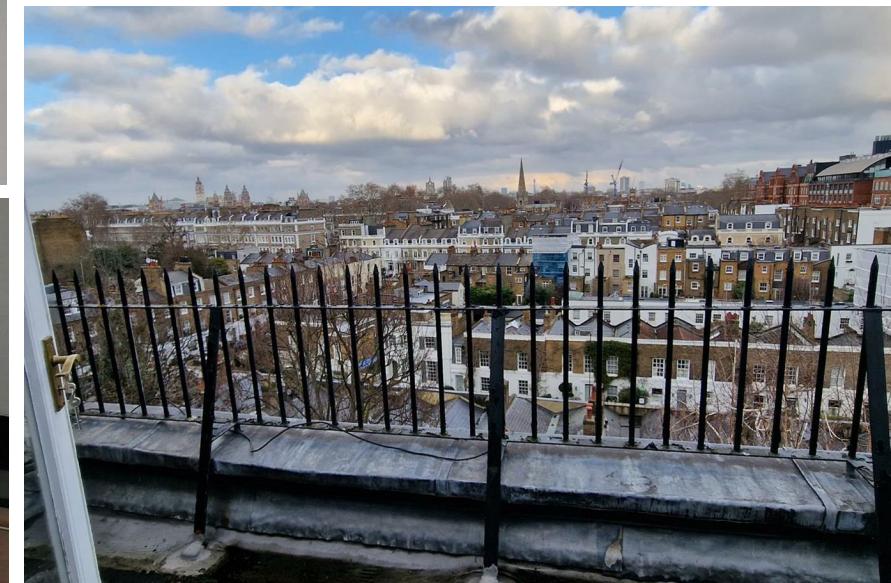


## ACCOMMODATION

Entrance Hall: 2 Bedrooms: 2 bathrooms (1 en-suite shower room): Fitted Kitchen: Spacious Reception Room: Private Terrace

## LOCATION

Cranley Gardens is a quiet and elegant residential street set in the heart of South Kensington, one of London's most prestigious neighbourhoods. Residents enjoy close proximity to the boutiques, cafés, and restaurants of Fulham Road and Old Brompton Road, as well as excellent transport links via South Kensington and Gloucester Road Underground stations.



CALL OR EMAIL US NOW TO ENQUIRE OR BOOK AN APPOINTMENT TO VIEW

## PROPERTY INFORMATION

**Property Type:** Flat

**Construction Materials:** Brick

### Utilities:

Electricity supply: Mains Supply

Water supply: Mains

Sewerage: Mains

Heating: Gas Mains

**Broadband/ Internet connection:** Fttc

**Mobile Signal Coverage:** Please check Ofcom Mobile

Checker

**Broadband speed:** Please check Ofcom Broadband

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**Parking Arrangements:** Street Parking Permit Required

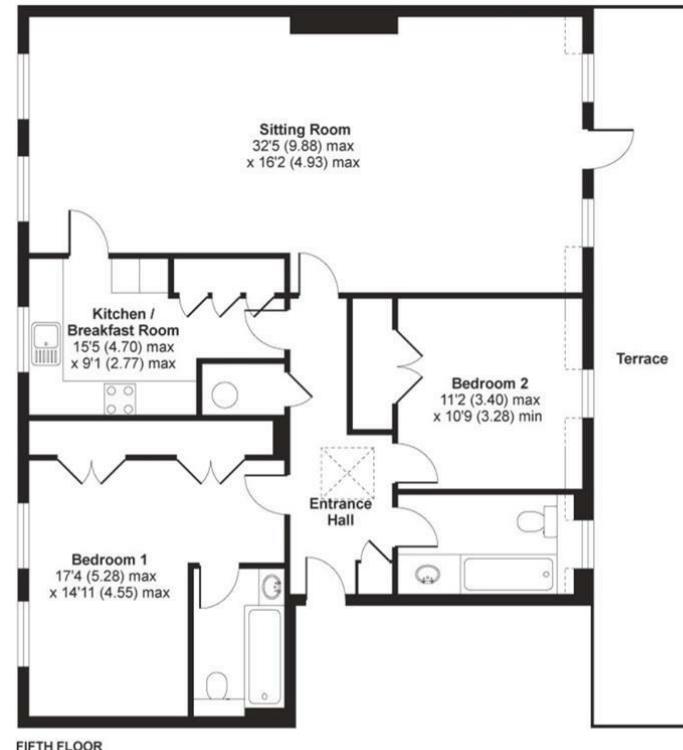
## Terms

**Price:** £4,500 Per Month

**Terms Deposit:** 6 weeks

**Council Name:** The Royal Borough of Kensington and Chelsea

**Council Tax Band:** G



GROSS INTERNAL AREA 1186 SQFT 110 SQM

## Cranley Gardens

Whilst every attempt has been made to ensure accuracy these plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant.

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		
England & Wales	EU Directive 2002/91/EC	

## FEATURES

- Two Well-Appointed Bedrooms with fitted wardrobes
- Spacious Reception Room
- Fitted Kitchen
- Two bathrooms ( 1 en-suite shower room)
- Access to Private Terrace
- 5th Floor with Lift
- G.I.A 1186 Sq Ft/ 110 Sq M
- Council Tax Band: G / EPC Rating E
- The Royal Borough of Kensington and Chelsea

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