



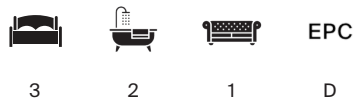
CRANLEY GARDENS

South Kensington, SW7



CRANLEY GARDENS SOUTH KENSINGTON, SW7

A well-presented duplex apartment with lift access, situated on the fourth and fifth floors of a handsome period building on a prime residential street.



Local Authority: Royal Borough of Kensington & Chelsea
Council Tax band: H

Tenure: Leasehold: approximately 165 years remaining

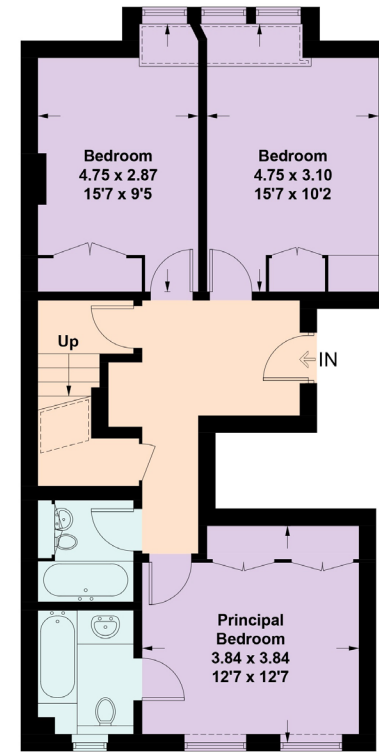
Service charge: approx £10,617 per annum, reviewed every year, next review due 2026

Asking Price: £2,350,000



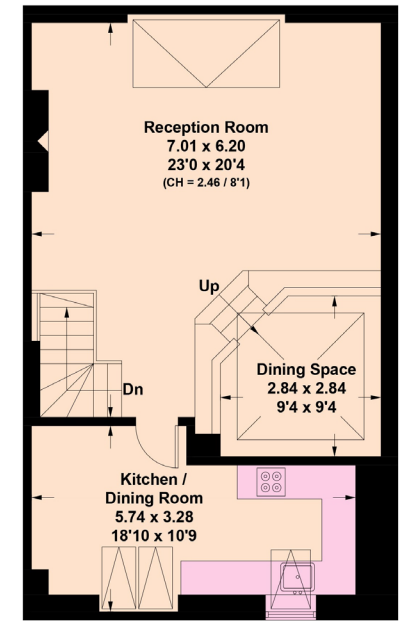
The fourth floor features three well-sized double bedrooms, each benefiting from ample integrated storage. An en suite bathroom serves the principal bedroom, while a family bathroom is conveniently positioned off the hallway. The fifth floor is dedicated to a spacious reception and dining area, where a feature fireplace and an attractive skylight enhance the sense of space, creating an inviting atmosphere. Large front-facing windows also flood the room with natural light. To the rear, a well-equipped kitchen includes integrated appliances, ample cabinetry, and generous worktop space. Adjacent to it, a dining area offers delightful, far-reaching views over the rooftops towards Knightsbridge.

In accordance with Section 21 of The Estate Agents Act 1979 (Declaration of Interest), please note that one of the relatives of the seller of this property is a Partner/ Employee at Knight Frank LLP.



Fourth Floor

= Reduced head height below 1.5m



Fifth Floor

Cranley Gardens, SW7

Approximate Gross Internal Area = 1386 sq ft / 128.8 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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