



Cornwall Gardens, South Kensington SW7



Cornwall Gardens, South Kensington SW7

A delightful and spacious two bedroom apartment arranged over the raised ground and lower ground floor of a handsome Grade II listed, white stucco-fronted Victorian building on the highly coveted Cornwall Gardens SW7. This exceptional residence offers an impressive 1,450 sq ft of living space, with period features throughout.

The raised ground floor is home to a generously proportioned, south-facing reception room, featuring a substantial ceiling height of 3.61 metres. This room enjoys an abundance of natural light through wide sash windows which are adorned with elegant details and green views of the garden square.



Guide Price: £1,500,000

Tenure: Share of freehold plus leasehold, approximately 984 years remaining

Service charge: approximately £5,344 per annum, reviewed every year, next review due 2025

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G



A well-appointed kitchen is adjacent to the reception room and is equipped with integrated appliances and ample storage space.

A formal dining room is positioned to the rear, a sophisticated space that comfortably accommodates a large dining table. Additionally, a pair of impressive French doors open on to a terrace, providing outdoor space for al fresco dining or enjoying a morning coffee.

The principal bedroom is discreetly positioned downstairs, which is served by extensive wardrobe storage and an en suite bathroom. Adjacent to the principal bedroom is a good-sized second bedroom, which can serve as a guest room or a study, providing flexible living options.







Located approximately within 0.3 miles from Gloucester Road Tube Station, this property benefits from its close proximity to transport links, shops, bars and restaurants. The property is approximately 0.6 miles from Kensington High Street and close to green spaces such as Hyde Park and Kensington Gardens. The area also benefits from RBKC parking. All distances given are approximate.



Cornwall Gardens SW7

Approximate Gross Internal Floor Area

134.7 sq m / 1,450 sq ft

Including Limited Use Area

(4.9 sq m / 53 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank

South Kensington

160 Old Brompton Road

London SW5 0BA

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Jordanna Mancina

020 3892 3573

jordanna.mancina@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2024. Photographs and videos dated August 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.