



5, 13 CORNWALL GARDENS

OBBARD



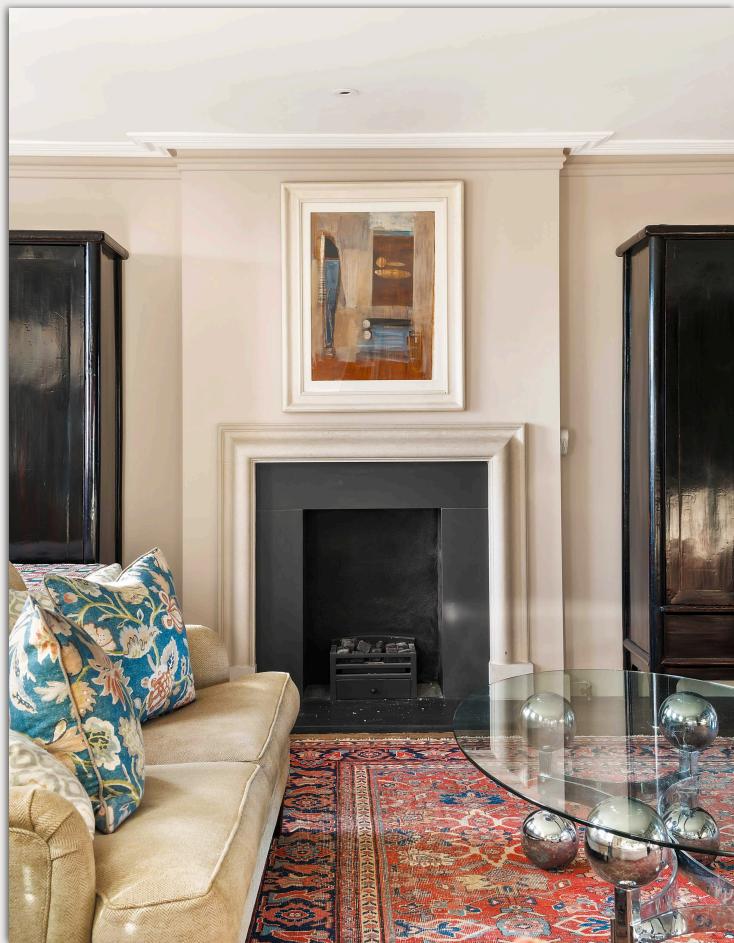
A beautifully presented and generously proportioned three double bedroom apartment, offering lateral views of the communal garden square and located just moments from the amenities of Gloucester Road.

Located on the fourth floor, the apartment opens into a beautifully proportioned open-plan living and dining space, bathed in natural light and offering an elegant setting for both refined entertaining and relaxed living.

Arranged over the upper level is a principal bedroom suite featuring French doors that open out to a private terrace with impressive panoramic views across London. The apartment also has a separate walk in wardrobe and two additional large double bedrooms and a large family shower room.

- Lift
- Prime location
- Fully furnished
- Private communal garden
- Excellent condition











APPROXIMATE GROSS INTERNAL AREA

1,348 sq ft
125.23 sq m

PRICE
£7,500 per month

LOCAL AUTHORITY
The Royal Borough of
Kensington and Chelsea

COUNCIL TAX BAND G

Cornwall Gardens, SW7

APPROX. GROSS INTERNAL AREA *
1348 Sq Ft - 125.23 Sq M
(Including 2.81 Sq M of Under 1.5m Area)



This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes

Key :
CH - Ceiling Height



Reception Room
19'6" x 18'7"
5.95 x 5.66m

CH
2.45M

Kitchen/ Dining Room
18'11" x 11'9"
5.76 x 3.57m

FOURTH FLOOR

The floor plan illustrates the layout of the Fifth Floor. It features three bedrooms: a standard bedroom (17'7" x 8'2", 5.36 x 2.50m), a principal bedroom (12'8" x 11'10", 3.87 x 3.61m), and a larger bedroom (12'6" x 10'11", 3.82 x 3.33m). A central hallway (CH) is marked with a dimension of 2.31M. A terrace is located at the bottom of the plan, measuring 12'6" x 6'7", equivalent to 3.80 x 2.00m. The plan also includes a bathroom and a walk-in closet.

Warning: This document is for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current version of the RICS Code of Measuring Practice.

OBBARD

+44 (0)20 7349 8920

info@ohhard.co.uk

The Yacht Club, Chelsea
Harbour, London SW10 0XA

obhard.co.uk

Important Notice: Obbard, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Obbard have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 06/10/22 ORRADD-220925-13G

