



Cranley Mansion, South Kensington **SW7**

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# Cranley Mansion, South Kensington SW7

A well-presented three bedroom apartment situated on the lower ground floor of a handsome red brick Victorian mansion block, positioned in the vibrant heart of South Kensington SW7. This is an exciting opportunity to secure an exceptional property with a resident caretaker in the building.

Upon entering the apartment, a welcoming hallway leads through to an impressive bay-fronted reception room. This space is characterised by a remarkable ceiling height of just over 3 metres, creating a sense of grandeur. Additionally, the room benefits from a period fireplace, wooden flooring, and convenient built-in cupboards and shelves. There is a separate, well-appointed kitchen adjacent to the reception room, featuring integrated appliances, a gas hob and ample cabinetry/worktop space.



**Asking price:** £1,250,000

**Tenure:** Share of freehold plus leasehold, approximately 112 years remaining

**Service charge:** approximately £6,552 per annum, reviewed once per annum

**Ground rent:** a peppercorn per annum

**Local authority:** Royal Borough of Kensington & Chelsea

**Council tax band:** G

The mansion block, comprising only 8 flats, is well maintained throughout by the resident caretaker. This excellent apartment is well-arranged, over 1,053 sq ft, benefitting from an abundance of storage and high ceilings throughout. The property also has a share of the freehold with an underlying long lease, with approximately 112 years remaining.

Cranley Mansion is arguably the most attractive mansion block in South Kensington. Being one of the few mansion blocks in the heart of the area, this is a rare and highly sought-after building. Cranley Mansion is ideally located within walking distance of the world class shopping, restaurants, hotels, museums and parks that the area has to offer.





The principal bedroom is discreetly positioned towards the rear of the apartment and is served by extensive wardrobe storage and wide sash bay windows. There is a further double bedroom with abundant storage to the rear and a third bedroom, which is currently used as a study, between the other two bedrooms. Additionally, a family bathroom is accessible via the hallway, including a bath and a separate shower.

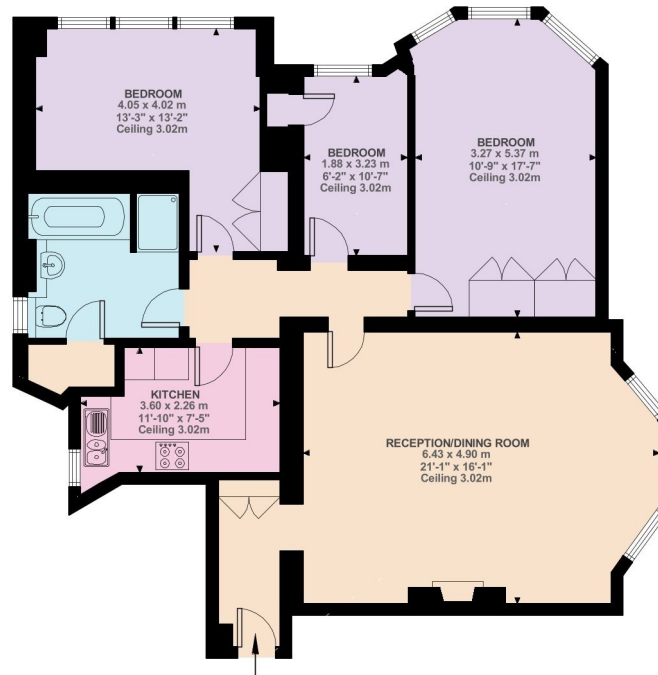




## Gloucester Road, SW7

Approximate Gross Internal Area

97.80 SQ.M / 1053 SQ.FT



Lower Ground Floor  
1053 ft<sup>2</sup>

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.

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I would be delighted to tell you more

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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.

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Particulars dated August 2023. Photographs and videos dated August 2023.

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