



Cornwall Gardens, South Kensington SW7



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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.



Offers in excess of: £2,000,000

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

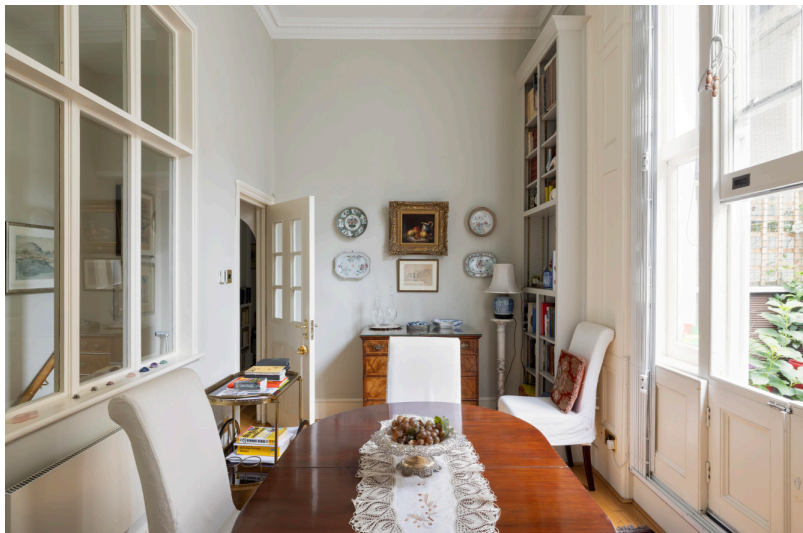
Council tax band: G



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.



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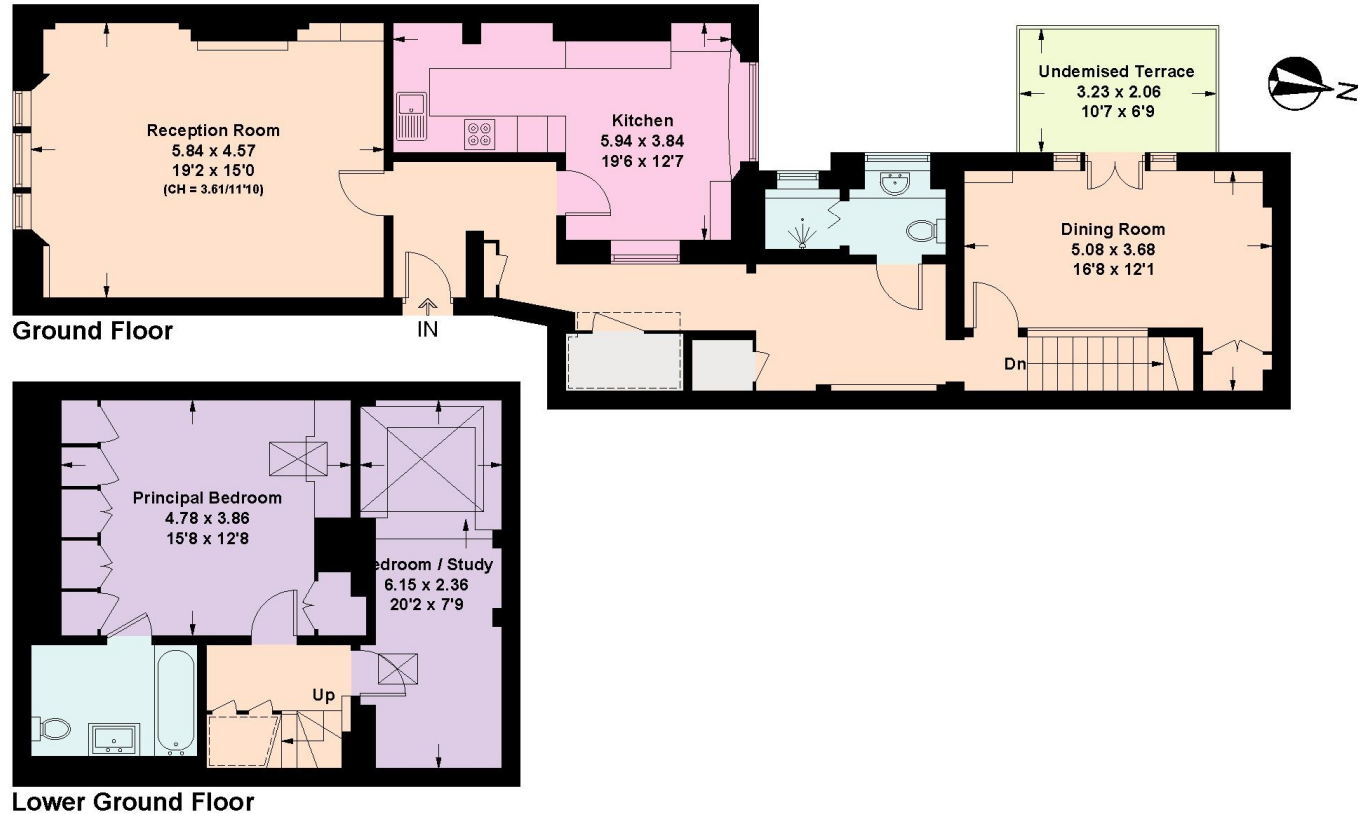
Approximate Gross Internal Floor Area

134.7 sq m / 1,450 sq f

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.



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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 2024. Photographs and videos dated August 2024.

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