



Cornwall Gardens Court
South Kensington SW7

A beautifully refurbished two double bedroom flat on the 4th floor (with lift), offering open plan reception space with fabulous double aspect and beautiful views. Situated close to Gloucester Road, Hyde Park and the shopping amenities of High Street Kensington.

*Please note that due to the property being tenanted, the photos were taken prior to the property being let.



Accommodation and Amenities

- IMMACULATELY PRESENTED 2 BEDROOM 2 BATHROOM FLAT
- 8 SOUTH FACING WINDOWS ALL WITH LOVELY VIEWS OVER CORNWALL GARDENS
- LATERAL ARRANGEMENT
- FOURTH FLOOR WITH A LIFT



Offering 8 south facing windows, this immaculately presented and well-proportioned flat has been sympathetically designed to create a traditional feel perfectly balanced with modern tastes. To the front of the flat is a wonderful double aspect open plan reception room and dining room. There are 4 windows which pulls natural light most pleasingly through the apartment. A fireplace on one side of the room provides an excellent focal point. There is a well-formed kitchen adjacent to the Reception / Dining Room, which has been meticulously thought-out and made even more charming by the semi-circular alcove allowing for a breakfast bar.



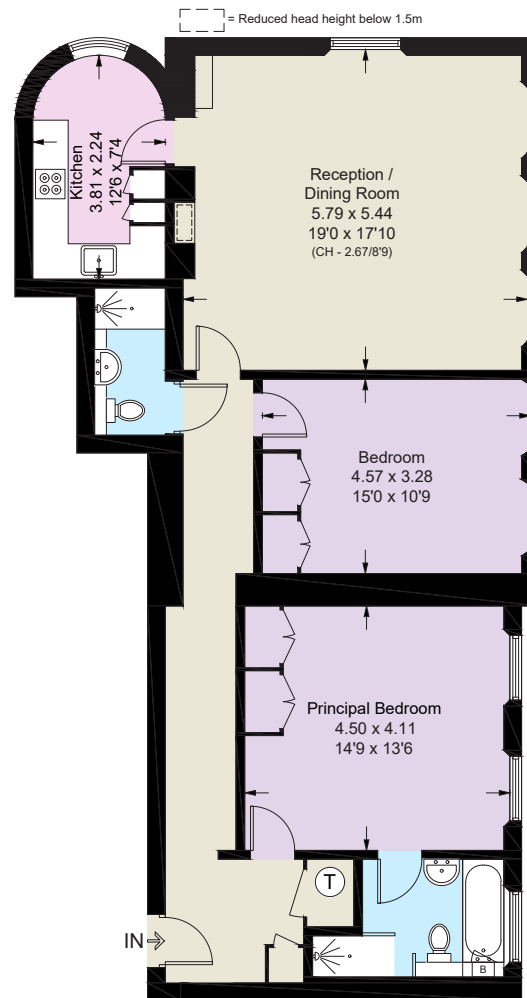
The principal bedroom is flooded with natural light and offers built in storage as well as an en-suite bathroom with both bath and shower. The sizeable second double bedroom also boasts built in storage and is serviced by an adjacent shower room.





APPROXIMATE FLOOR AREA

105.7 sq m / 1,138 sq ft
Including Limited Use Area 1.1 sq m / 12 sq ft



Fourth Floor



TERMS

Asking Price Offers in Excess of
£1,500,000

Tenure Leasehold, 189 years from and
including 25 December 1995 therefore
approx 159 years remain

Service Charge Approx £2250 half yearly

Ground Rent Peppercorn

EPC C

Council Tax Band G

Local Authority The Royal Borough of
Kensington and Chelsea

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