



WEDGEWOOD ESTATES

Residential Sales & Lettings

Arundel House, Cornwall Gardens, London, SW7

A grand three-bedroom duplex apartment offering approximately 1,802 sq. ft. of elegant living space within a magnificent period building in the heart of South Kensington. Beautifully presented throughout, the home combines grand proportions with refined contemporary finishes.

The raised ground floor features an impressive reception room with soaring ceilings, tall sash windows, and exquisite period detailing, alongside a luxurious principal bedroom suite with bespoke fitted wardrobes and a limestone-clad en-suite bathroom. On the lower ground floor, a spacious open-plan reception and dining area creates an inviting space for entertaining, complemented by a sleek, fully fitted kitchen with adjoining utility and storage rooms. Two additional bedrooms, one with en-suite, a stylish family bathroom, and a private patio complete the accommodation.

Blending timeless architectural elegance with modern sophistication, this remarkable residence is ideally positioned moments from the boutiques, cafés, and fine dining of Gloucester Road and Kensington, with Hyde Park and transport connections just a short walk away.



ENTRANCE HALL : RECEPTION ROOM : SECOND RECEPTION / DINING ROOM : OPEN PLAN KITCHEN : UTILITY ROOM : THREE BEDROOMS, TWO WITH EN-SUITE : BATHROOM : AMPLE STORAGE : APPROX 72 YEAR LEASE REMAINING : COUNCIL TAX BAND G : EPC RATING C

Asking Price £1,950,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £1,950,000

Lease: 72 Years

Service Charge: £3000 Six Monthly Approx

IMPORTANT NOTICE

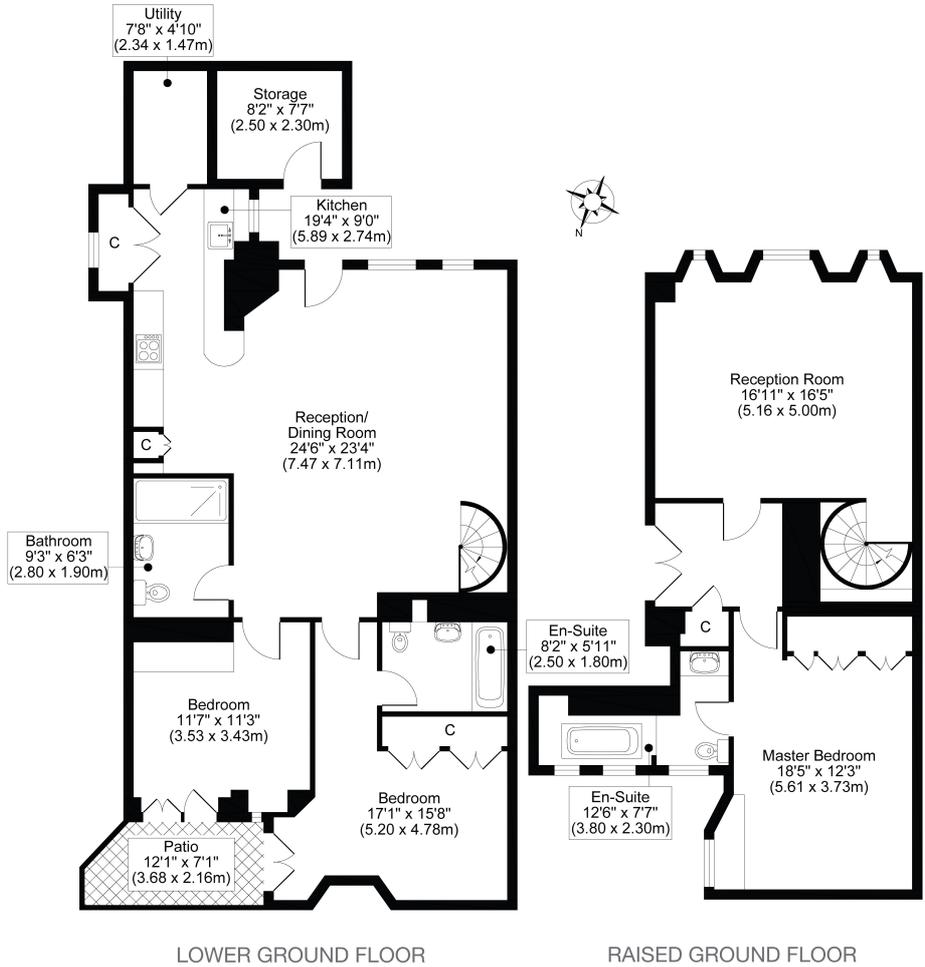
Wedgewood Estates hereby give notice to anyone reading these particulars that :-

1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. It should not be assumed that any content/furnishings/furniture, etc., photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s).
3. Measurements are approximate and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey, nor tested the services, appliances and fittings.
4. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement, these matters must be verified by the prospective purchasers that any necessary planning or building regulations have been obtained.
5. With regard to the tenure and service charges of the property, in many instances we have to rely on information supplied to us by the vendor or main agent. Tenure and service charge details MUST therefore be verified by prospective purchasers or their solicitors prior to purchase.



CORNWALL GARDENS SW7

TOTAL APPROX FLOOR PLAN AREA 1802 SQ.FT (167 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	69	77
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	