



Cornwall Gardens  
South Kensington, SW7

CHESTERTONS





Presented in immaculate condition having just undergone a full refurbishment, the property is located on the north side of Cornwall Gardens therefore benefits from an excellent south facing aspect.

- A stunning fully refurbished property finished to the highest of standards
- Three large double bedrooms and two bathrooms
- Extremely high ceilings and wooden floors throughout
- South facing views over the communal gardens from the reception room

**£10,500 pcm**

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C	74	78
63-71	D		
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

**Minimum Term:** 6 months  
**Deposit Required:** £14,538.46  
**Local Authority:** Kensington and Chelsea  
**Council Tax Band:** H  
**EPC Rating:** C  
**Unfurnished**

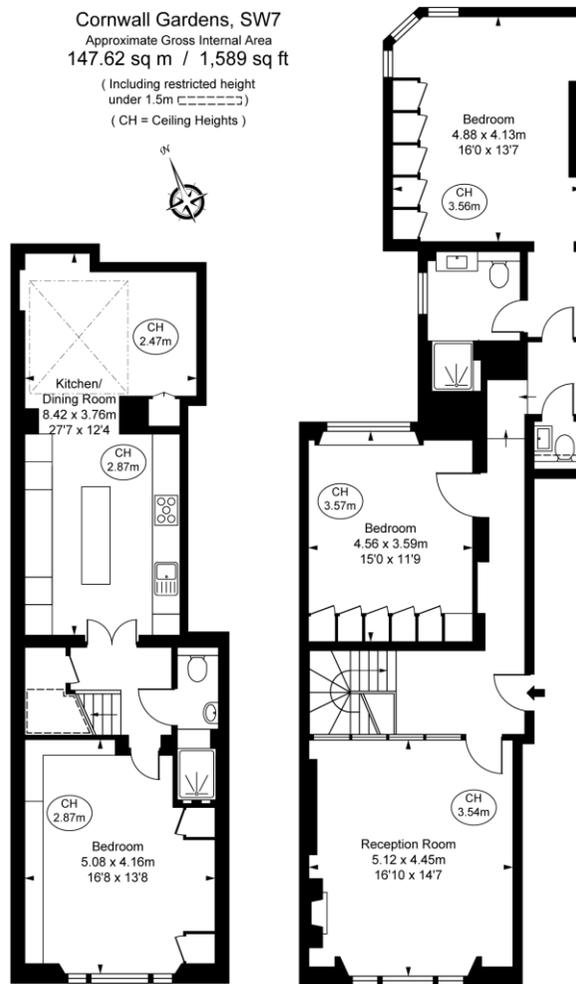
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**Cornwall Gardens, SW7**  
 Approximate Gross Internal Area  
**147.62 sq m / 1,589 sq ft**

(Including restricted height  
 under 1.5m )  
 (CH = Ceiling Heights)



**Lower Ground Floor**  
 Approximate Gross Internal Area  
**58.85 sq m / 633 sq ft**

**Ground Floor**  
 Approximate Gross Internal Area  
**88.77 sq m / 956 sq ft**

This plan is not to scale. It is for guidance and not for reliance purposes.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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