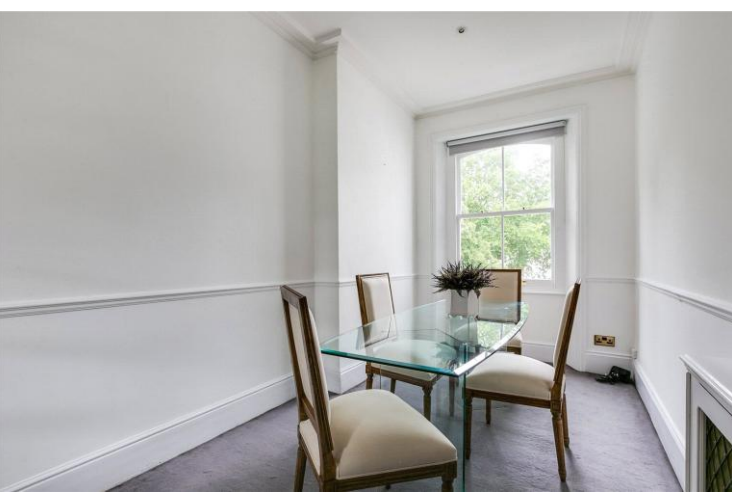




Cornwall Gardens
South Kensington, SW7

CHESTERTONS





A bright and well proportioned two double bedroom apartment with south facing balcony and access to stunning communal gardens.

This third floor apartment is set within a beautiful white stucco fronted period building and comprises an elegant south facing reception room with large sash window and period fireplace, adjoining well appointed galley style kitchen with access to the apartments private balcony, two double bedrooms, each with fitted cupboards and a family bathroom.

In addition, access to the three separate gardens that make up Cornwall Gardens can be gained by separate application and the apartment boasts a long lease and no onward chain.

Cornwall Gardens is a beautiful garden square; ideally located for Gloucester Road and Kensington High Street with the many excellent bars, restaurants and transport facilities that the area has to offer. The green open spaces of Hyde Park and Kensington Gardens are also nearby. For the motorist, there is easy access to the A4/M4 towards Heathrow and the West.

Two double bedrooms

Grand reception room with fireplace

Private balcony and communal gardens access

Asking Price £1,000,000

Energy Efficiency Rating		
	Current	Potential
92-100 A		82
81-91 B		
69-80 C	72	
55-68 D		
49-54 E		
41-48 F		
35-39 G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Tenure: Leasehold 175 years

Service Charge: £4324 + £1070 pa reserve fund contribution

Ground Rent: Peppercorn

Local Authority: Royal Borough of Kensington & Chelsea

Council Tax Band: G

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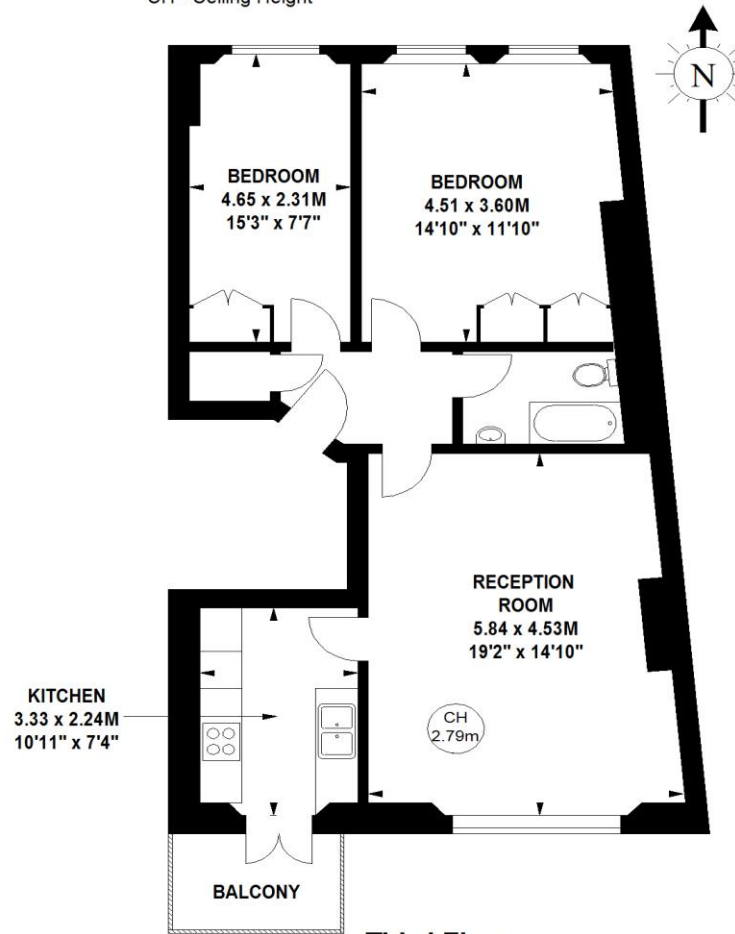
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Approximate gross internal area

68.84 sq m / 741 sq ft

Key :
CH - Ceiling Height



Third Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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