



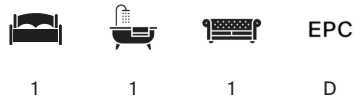
# CORNWALL GARDENS

London SW7



## A BEAUTIFULLY ARRANGED, ONE BEDROOM HOME

Positioned on the second floor, this well-considered apartment combines contemporary living with a practical and inviting layout.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: F

Tenure: Leasehold with approximately 68 years remaining

Ground rent: £200 per annum, reviewed every year

Service charge: £3,360 per annum, reviewed every year

**Guide price: £875,000**

The open-plan kitchen and reception room forms the heart of the home, offering a generous, flowing space ideal for both everyday living and entertaining. Large windows draw in natural light, while the kitchen is neatly integrated to maintain a clean and cohesive aesthetic. The bedroom is quietly set away from the main living area, providing a peaceful retreat with ample space for wardrobes and furnishings. A well-appointed bathroom is positioned conveniently nearby, serving the apartment with ease. A separate study adds excellent flexibility, making the property particularly well-suited to modern living. Ideal for home working, a dressing area or office, this additional room enhances both the practicality and appeal of the overall layout.

The apartment further benefits from useful internal storage, ensuring the space remains uncluttered and easy to live in.



Second Floor  
733 ft<sup>2</sup>

Cornwall Gardens, SW7  
Approximate Gross Internal Area = 68.12 sq m / 733 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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