

CORNWALL GARDENS,

South Kensington SW7





AN ELEGANT FIRST-FLOOR FLAT WITH A PRIVATE BALCONY

Situated in a beautiful period building, this well-presented apartment offers bright, well-balanced accommodation in the heart of South Kensington.

2	2	1	EPC
			C

Local Authority: Royal Borough of Kensington and Chelsea
Council Tax band: G
Furniture: Unfurnished
Minimum length of tenancy: 12 months
Deposit amount: £8,307.71
Available date: Now
Guide price: £1,384.62 per week

The property is centred around an impressive reception room with direct access to a private balcony, creating an excellent space for both everyday living and entertaining. A separate fitted kitchen is positioned off the hallway.The principal bedroom benefits from built-in storage and an en suite bathroom, while the second bedroom is served by a separate bathroom and offers flexibility for guests, family members or home working.

Combining elegant living space with a prime South Kensington location, this apartment is ideally suited to those seeking a refined London home. Cornwall Gardens is a picturesque garden square located just off Gloucester Road which boasts a variety of shops, restaurants and cafes and is well situated for the open green space of Hyde Park.







First Floor

(Including Basement / Loft Room)
Approximate Gross Internal Area = 110.1 sq m / 1,185 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.

Mark Batty
020 3697 8241
mark.batty@knightframe.com

Knight Frank South Kensington
160 Old Brompton Road, London SW5 0BA

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. 5. Deposit: All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT.) For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantfees. 6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated <ParticularsDates>. Photographs and videos dated <PhotoDate>. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.