



## Cornwall Gardens, South Kensington, London, SW7

£1,269.23 per week\* / £5,500 per month – Unfurnished

A stylishly refurbished three bedroom flat located on the top two floors of this attractive stucco-fronted building, with access to communal gardens.

2 to 3 Bedrooms | 1 Reception Room | 2 Bathrooms | 3<sup>rd</sup> Bedroom / Study | Top Floor Flat | Access to Communal Garden (by separate arrangement) | 1,341 Approx sq ft | EPC: D

\* CENTRAL HEATING AND HOT WATER INCLUDED IN RENT \*

APPLICANT FEES MAY BE APPLICABLE  
HOLDING DEPOSIT OF 1 WEEK'S RENT  
SECURITY DEPOSIT OF 6 WEEKS' RENT

**Winkworth**



## DESCRIPTION

This well-proportioned property is entered on the 3rd floor, with the spacious semi-open plan kitchen/reception room, master bedroom, ensuite bathroom, second bedroom and family bathroom all located on the 4th floor. The 5th floor features the large third bedroom and additional eaves storage. The flat has wooden floors throughout and is wonderfully light, with views over Cornwall Gardens to the front and Kynance Mews to the rear. The property further benefits from excellent built-in storage.

The property is available from the end of June on an unfurnished basis.



## ACCOMMODATION

2-3 Bedrooms, 1 Reception Room,  
 2 Bathrooms, 3<sup>rd</sup> Bedroom / Study,  
 Top Floor, Access to Communal Gardens  
 (by separate arrangement), Unfurnished,  
 1,341 Approx Sq ft, Central Heating & Hot  
 Water included in Rent

## COUNCIL TAX BAND

Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	65
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



# CORNWALL GARDENS SW7

APPROX. GROSS INTERNAL AREA \*

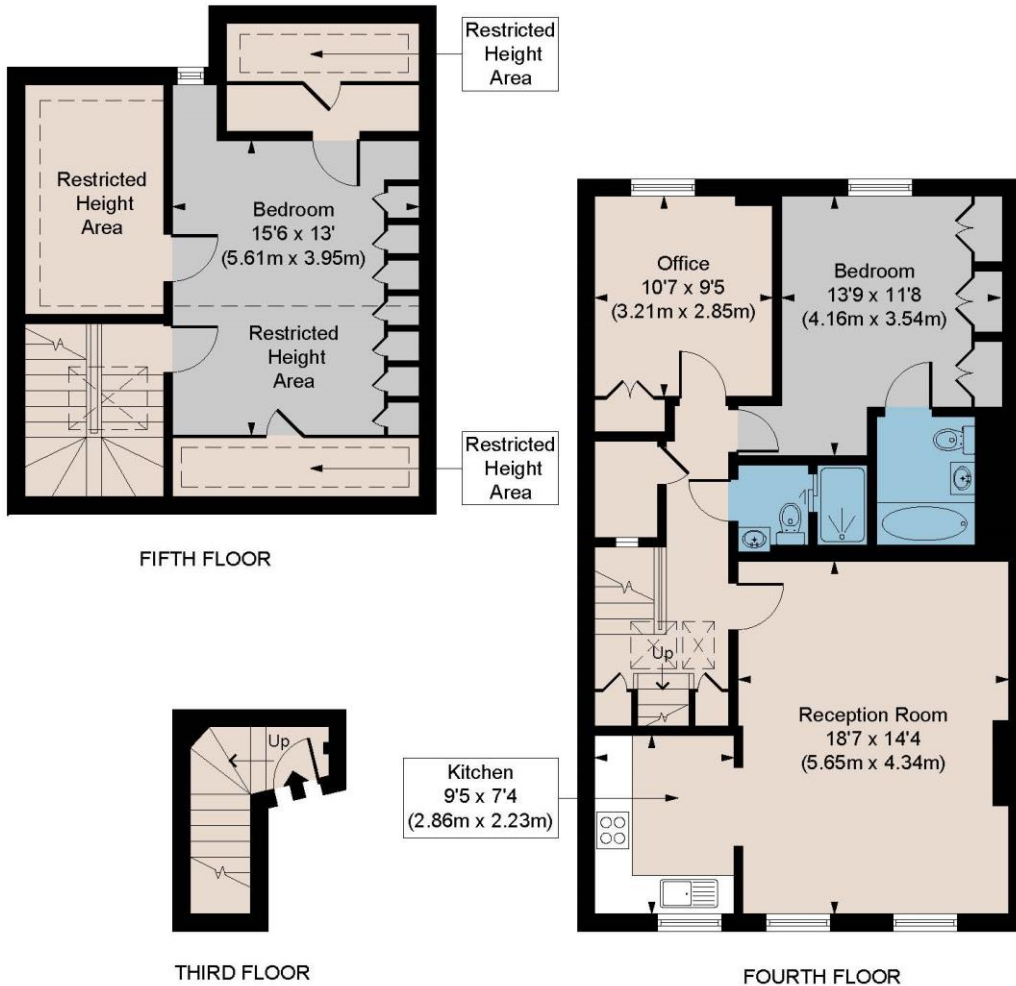
1341 Ft<sup>2</sup> - 124.58 M<sup>2</sup> (Including Restricted Height Area)

1010 Ft<sup>2</sup> - 93.84 M<sup>2</sup> (Excluding Restricted Height Area)

Illustration For Identification Only, Not to Scale

All Calculations include Any/All Areas Under 1.5m Head Height.

\* As Defined by RICS - Code of Measuring Practice



Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

**CP CREATIVE**  
PROPERTY MARKETING

*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

*\*Please note, the rent cannot be paid on a weekly basis*

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for every step...

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