



Cranley Gardens, South Kensington, London, SW7

£1,615 per week – Unfurnished

A beautifully proportioned, newly decorated 3 bedroom flat located over the top two floors (with lift) of this attractive period building.

3 Bedrooms | 2 Reception Rooms | 2 Bathrooms | Roof Terrace | Third & Fourth Floor | 1,525 Approx sq ft | EPC: E | Tax Band H

**APPLICANT FEES MAY BE APPLICABLE
DEPOSIT OF 6 WEEKS' RENT**

Winkworth

winkworth.co.uk

for every step...



DESCRIPTION

This wonderfully light property offers superb accommodation over the third and fourth floors, with the added benefit of a West-facing balcony off the kitchen/dining room, and large roof terrace.

The large reception room and kitchen/dining room are located on the third floor, with large windows overlooking the communal gardens to the front and private gardens to the rear. On the fourth floor are three spacious double bedrooms with excellent built-in storage, an en-suite shower room and separate family bathroom.

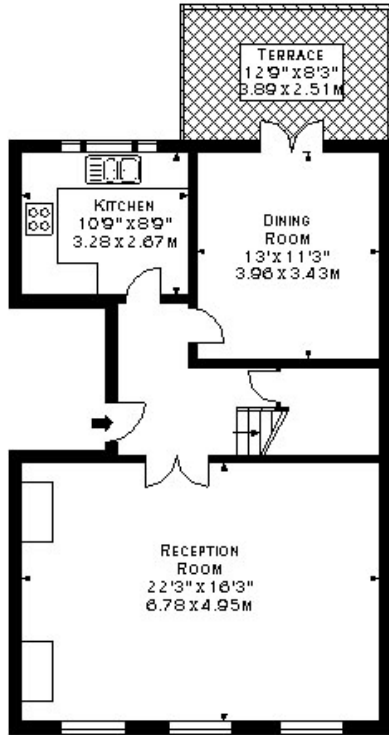
The flat has been redecorated and recarpeted throughout and is available immediately on an unfurnished basis.

ACCOMMODATION

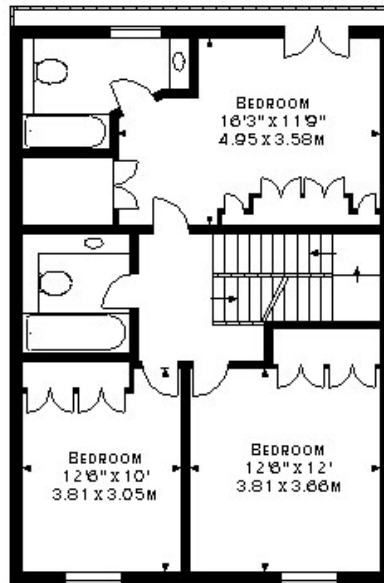
3 Bedrooms, 2 Reception Rooms, 2 Bathrooms,
Roof Terrace, Third & Fourth Floor, Lift,
Unfurnished, 1,525 Approx Sq ft



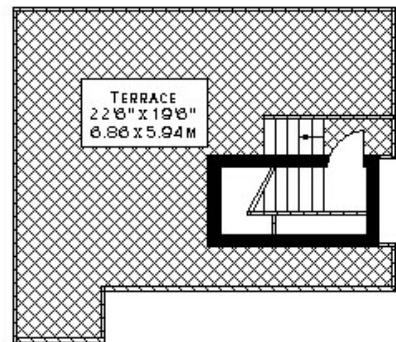
APPROX. GROSS INTERNAL AREA *
1525 FT² - 141.67 M²



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.



South Kensington Lettings | 020 7370 6767 | lettings.southken@winkworth.co.uk

winkworth.co.uk

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.