



Cornwall Gardens, London, SW7

Situated on the 3rd floor and on the favoured Northern terrace, the property offers an ideal layout, rarely found on Cornwall Gardens.

To the front and overlooking the fabulous communal gardens (to which the flat has the right of access), is found the large reception room and adjoining kitchen, with beautiful sash windows allowing for a great deal of natural light to permeate both spaces. Quietly positioned to the rear are the two bedrooms, both with far reaching views over Victoria Road and onward towards the treetops of Kensington Gardens, as well as the family bathroom.

Whilst imminently liveable there is scope to cosmetically modernise around the existing layout to create a truly stunning home.

ASKING PRICE: £995,000 Subject to Contract

TENURE: Share of Freehold (Leasehold 951 years remaining)

LOCAL AUTHORITY: The Royal Borough of Kensington & Chelsea

COUNCIL TAX BAND: Band G

SERVICE CHARGE: £3,300 per annum plus £1,740 per annum towards a Reserve Fund Contribution





LOCATION:

Cornwall Gardens is peacefully located moments away from the hustle & bustle of the Gloucester Road where transport links allow speedy access both into and out of Central London (Piccadilly Line, District & Circle Lines – A4). Under 10 minutes' walk to the north is Kensington High Street, via a passage to Stanford Road, with a plethora of shops & restaurants, as well as the green open spaces of Kensington Gardens & Hyde Park.

Entrance hall | Reception Room | Kitchen | Bathroom | Two Double Bedrooms | Access to Communal gardens (STTUTC)

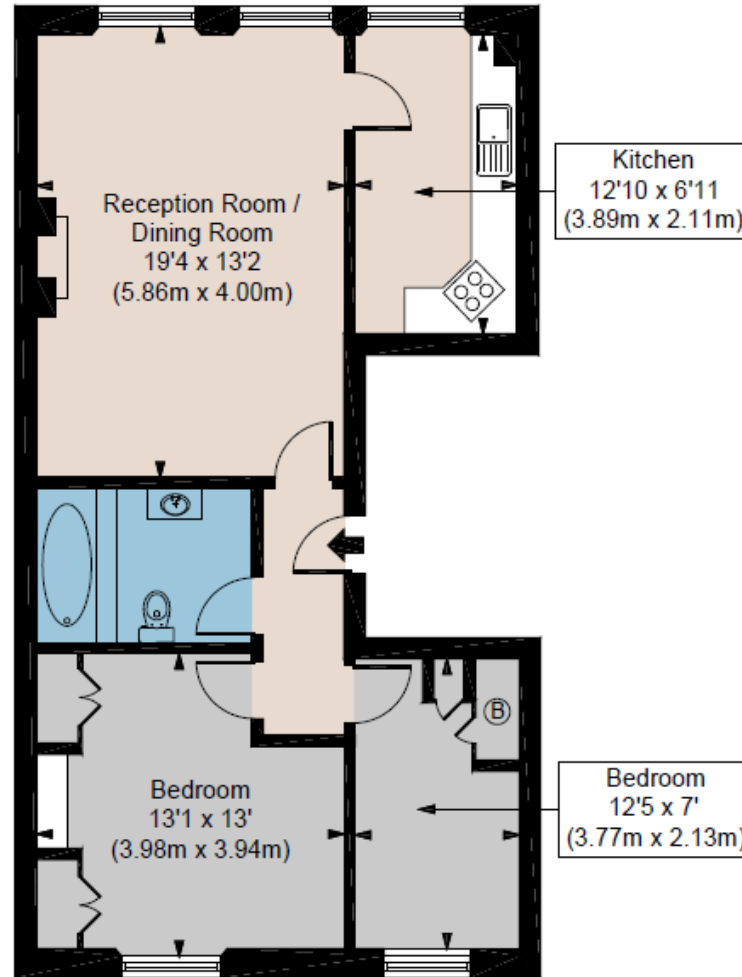
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(56-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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APPROX. GROSS INTERNAL AREA *
701 Ft² - 65.14 M²

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



THIRD FLOOR

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

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.

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