

CORNWALL GARDENS | SW7

Winkworth



Flat 1, 83 Cornwall Gardens,

London, SW7 4AY

Passing through grand communal parts, the apartment is accessed via an entrance hall which leads directly into the superb dual-aspect reception space offering views directly onto the gardens and allowing in the afternoon sunlight.

The well-appointed open-plan kitchen compliments the space and has excellent storage, a feature echoed throughout the room with bespoke joinery housing the TV unit revealing a wealth of additional cupboards. Heading down to the large principal bedroom, there is further built in cabinetry, as well as a walk-in wardrobe and en-suite bathroom. Further features include a guest WC & utility cupboard situated off ground floor hallway, underfloor heating throughout, double glazing, and a highly sophisticated alarm system. There is also access to the glorious communal gardens (STTUC) and use of a private under-pavement vault.

ASKING PRICE: £1,200,000 Subject to Contract

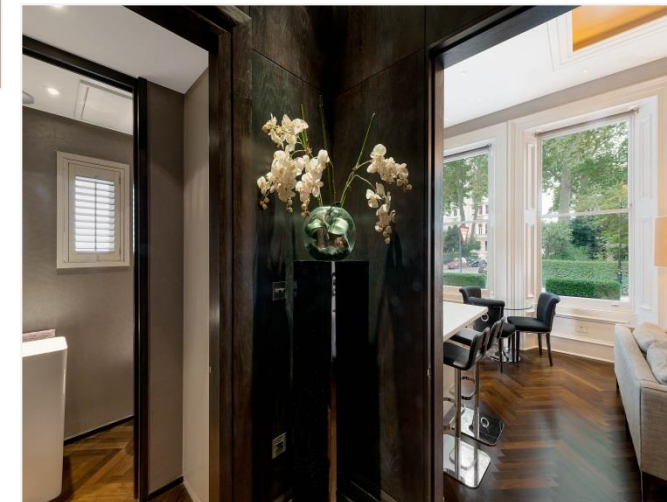
TENURE: Share of Freehold

LOCAL AUTHORITY: The Royal Borough of Kensington & Chelsea

COUNCIL TAX BAND: Band G

SERVICE CHARGE: £2,800 per annum





LOCATION:

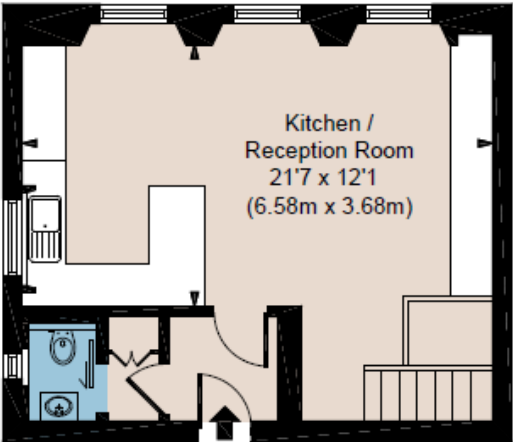
Cornwall Gardens is a quiet residential garden square situated just 4 minutes' walk North of Gloucester Road station, providing excellent transport links both into and out of Central London (District & Circle, Piccadilly). The A4 provides similarly efficient road links, and then the wide-open spaces of Hyde Park & Kensington Gardens are under 10 minutes' away on foot.

Entrance hall | Open plan kitchen/reception room | Large double bedrooms with en-suite | Guest WC | Access to communal gardens (STTUC)

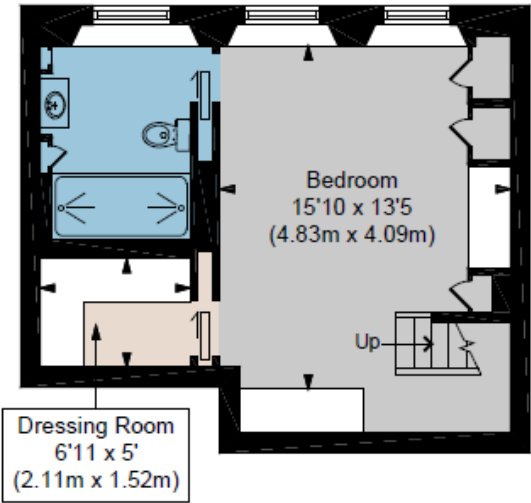


This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate

CORNWALL GARDENS SW7
APPROX. GROSS INTERNAL AREA *
754 Ft² - 70.05 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



GROUND FLOOR



LOWER GROUND FLOOR

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Winkworth

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