



1
CORNWALL
GARDENS

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1-3, Cornwall Gardens

London, SW7

An extremely bright, two double bedroom flat with direct views over the communal gardens.

This large apartment comprises of two double bedrooms located at the front of the property, both being accessible to the balcony and having built in storage. The Kitchen and reception is set at the rear of the apartment with west facing views looking directly over the garden squares. Sliding doors can be opened running the width of the room and accessible to a balcony.

Cornwall Gardens is perfectly located within the heart of South Kensington. The closest tube station is Gloucester Road (Piccadilly and District lines) which is approximately 0.3 miles away. Within the local area you will find many famous landmarks including Hyde Park (approx. 0.8 miles), Kensington Palace (approx. 0.9 miles), The Royal Albert Hall (approx. 0.6 miles), The Natural History Museum (approx. 0.5 m

Asking Price: £1,175,000 Subject to Contract

Tenure: Leasehold (945yrs remaining)

Local Authority: The Royal Borough of Kensington & Chelsea

Council tax band: D

Service Charge: £2,340per annum

Ground Rent: approx. £37.5 per annum





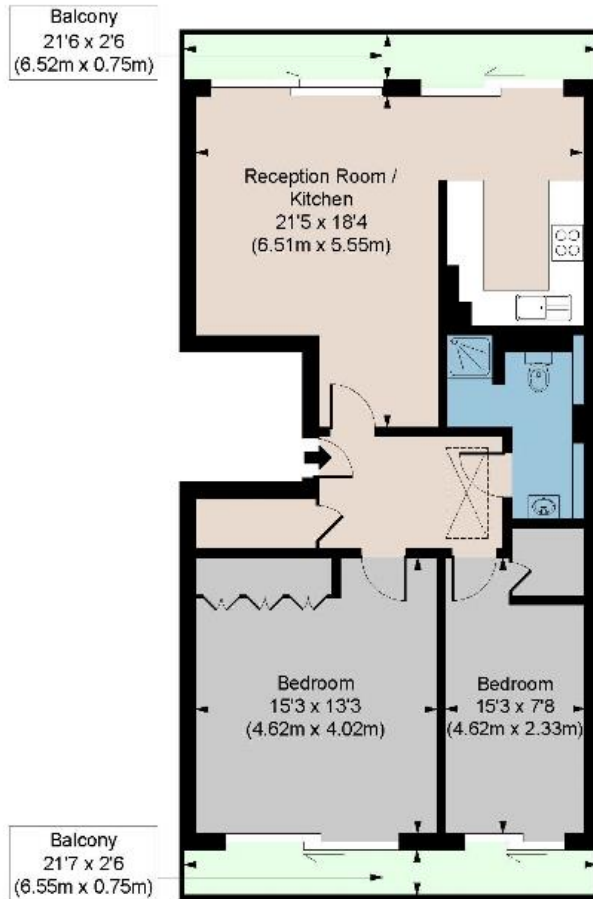
Two double bedrooms | Two balcony's | Communal Gardens | Lift | Share of Freehold

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APPROX. GROSS INTERNAL AREA *
831 Ft² - 77.20 M²

Illustration For Identification Only, Not to Scale
All Calculations include Any/All Areas Under 1.6m Head Height.

* As Defined by RICS - Code of Measuring Practice



FIFTH FLOOR

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(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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