



## Cornwall Gardens, South Kensington, London, SW7

£725 per week\* / £3,141.67 per month –Part Furnished or Unfurnished

A charming two bedroom, two bathroom flat on the second floor of this period building, with stunning views over Cornwall Gardens to the front and Victoria Road to the rear.

1 Bedrooms | 1 Reception Room | 2 Bathrooms | Second Floor Flat | Lift | Access to Communal Gardens (by separate arrangement) | 654 Approx sq ft | EPC: C

APPLICANT FEES MAY BE APPLICABLE  
DEPOSIT OF 5 WEEKS' RENT  
HOLDING DEPOSIT OF 1 WEEK'S RENT

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## DESCRIPTION

A charming two bedroom, two bathroom flat on the second floor of this period building, with stunning views over Cornwall Gardens to the front and Victoria Road to the rear. This lovely flat features extremely high ceilings and wooden floors throughout and comprises a spacious reception room with large windows overlooking the gardens, a modern separate kitchen, large master bedroom with en-suite bathroom, smaller second bedroom with lots of built in storage and a second shower room. The property is available now on an unfurnished or part-furnished basis.



## ACCOMMODATION

2 Bedrooms, 1 Reception Room,  
2 Bathrooms, Second Floor Flat,  
Part-Furnished or Unfurnished,  
654 Approx Sq ft

## COUNCIL TAX BAND

Band G

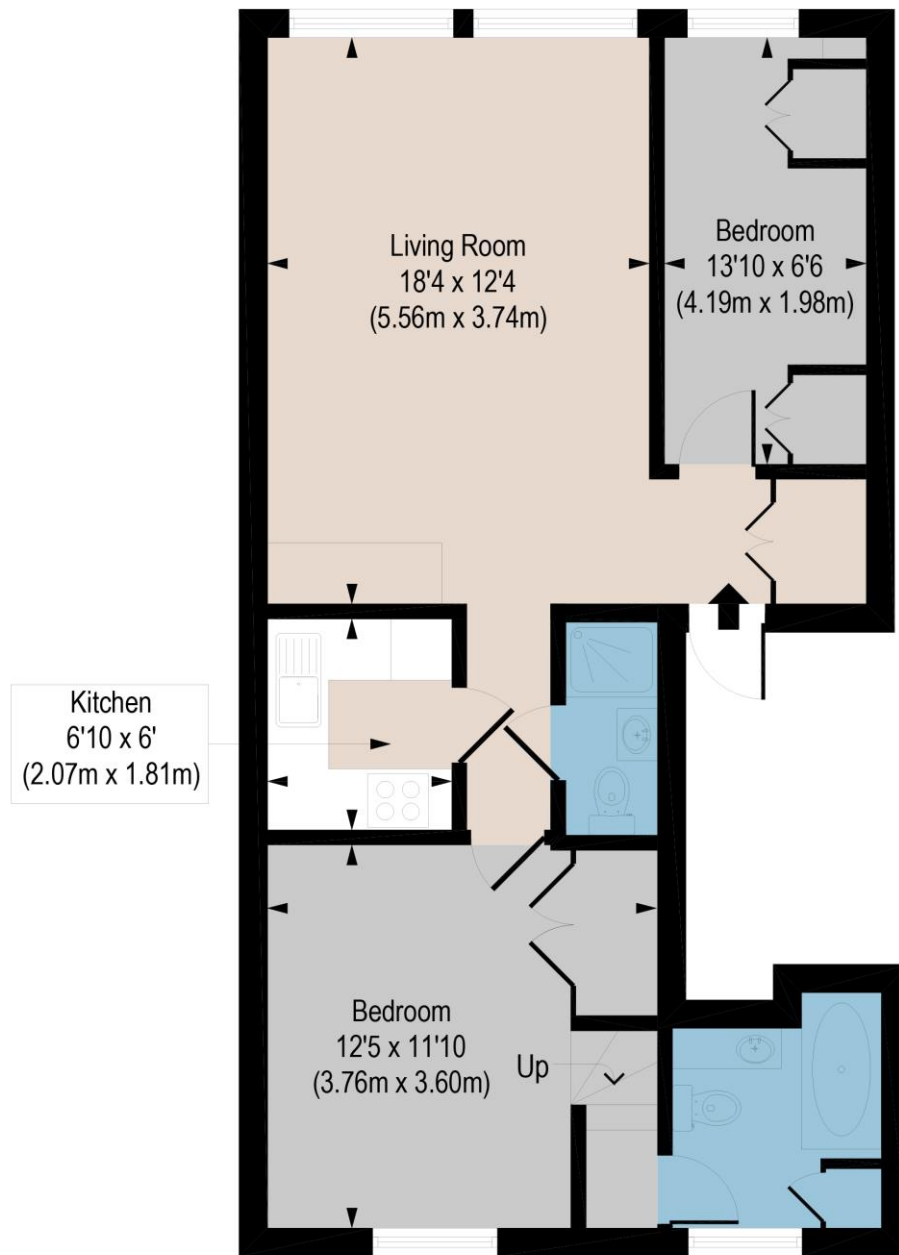


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	81
(56-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## CORNWALL GARDENS, SW7

APPROX. GROSS INTERNAL AREA \*  
664 Ft<sup>2</sup> - 60.76 M<sup>2</sup>

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  
(Measurements Taken From Supplied Plans)



### SECOND 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.

**CPCREATIVE**  
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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