



Cornwall Gardens, South Kensington SW7



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An elegant two bedroom, two bathroom lateral apartment situated on the lower ground floor of a handsome stucco-fronted building, set on the highly sought-after square of Cornwall Gardens, SW7.

Entering through a private entrance, to a welcoming hallway, a spacious reception room features a period fireplace, built-in shelving and a connected dining area, off which sits a modern kitchen including integrated appliances, a wine fridge, a smart hob and pristine marble countertops.

The principal bedroom is quietly positioned towards the rear, including a walk-in wardrobe with an abundance of storage and a marble-tiled en suite with a bath, a walk-in shower and a heated towel rail. There is a further double bedroom enjoying built-in wardrobe storage and a separate bathroom with a walk-in shower.

The apartment has a well-balanced layout with a lovely separation between the living and entertaining spaces, measuring to approximately 1,238 sq ft. The property has a share of the freehold with approximately 88 years remaining on the lease, which is currently under the process of being extended.

There is also residents' access to private communal gardens.



Guide price: £1,225,000

Tenure: Available Share of freehold

Service charge: £4,000 per annum

Ground rent: a peppercorn per annum

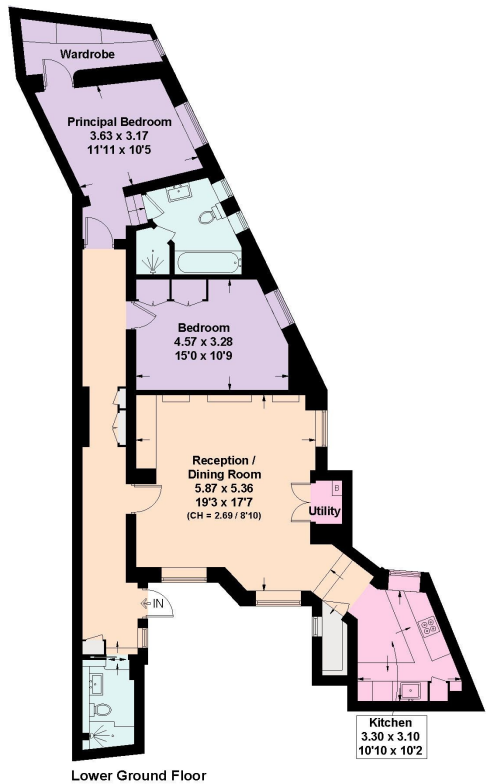
Local authority: Royal Borough of Kensington & Chelsea

Council tax band: F





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Approximate Gross Internal Floor Area
115 sq m / 1,238 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 20xx. Photographs and videos dated November 20xx.

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