



Cornwall Gardens, South Kensington SW7



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An immaculate south-facing apartment with a demised roof terrace located on the second floor of a period conversion overlooking a prime garden square.

To the front of the property, the reception room enjoys good ceiling heights, a stately fireplace and two impressive sash windows. There is a separate generous-sized eat-in kitchen with a modern finish, integrated appliances, a smart hob and pristine countertops. The principal bedroom suite is positioned towards the rear of the property with ample built-in wardrobes and an en suite bathroom. The apartment has been stylishly decorated throughout and benefits from plenty of natural light. The terrace is accessed via the bedroom.

The property enjoys a well-balanced layout, measuring to approximately 754 sq ft and has a share of the freehold with 968 years remaining on the lease.

There is also residents' access to the sought-after square of Cornwall Gardens – subject to application.



Guide price: £1,375,000

Tenure: Leasehold: approximately 981 years remaining

Service charge: Approximately £3,500 per annum

Ground rent: Peppercorn

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: F





Cornwall Gardens

is a picturesque garden square located just off Gloucester Road which boasts a variety of shops, restaurants and cafes and is well situated for the open green space of Hyde Park.

The nearest underground station is Gloucester Road for the Circle, District and Piccadilly lines; whilst those travelling by car will benefit from rapid routes to the West and Heathrow Airport via M4.



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Second Floor

**Approximate Gross Internal Floor Area
70 sq m / 754 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 2022. Photographs and videos dated November 2022.

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