



Cranley Gardens, South Kensington SW7



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A well-presented three bedroom, two bathroom, two reception duplex apartment quietly arranged on the third and fourth floor of an attractive Victorian conversion, situated on a desired residential address in South Kensington SW7. Entering on the third floor, the apartment features an impressive three-window-wide reception room with a stately marble fireplace, floor-to-ceiling fitted shelving/cupboards and wide sash windows with a green outlook over the garden square. A second reception room is to the rear with a fireplace, off which sits a well-appointed kitchen including integrated appliances and French doors opening out to a generous-sized terrace with far-reaching uninterrupted views across London.



Asking price: £2,500,000

Tenure: Share of freehold plus leasehold, approximately 991 years remaining

Service charge: c. £10,720 per annum

Ground rent: a peppercorn per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: H







Three double-bedroom suites are peacefully positioned on the fourth floor, served by extensive wardrobe storage. The principal bedroom enjoys an open aspect that floods the room with natural light and an en suite with a shower. A separate family bathroom with a bath, overhead shower and full-width mirror is also on this level.

The apartment is well-arranged over two levels, with a lovely separation between the living and entertaining spaces.

Please note that we have been unable to confirm the date of the next review for ground rent. You should ensure that you or your advisors make your own inquiries.



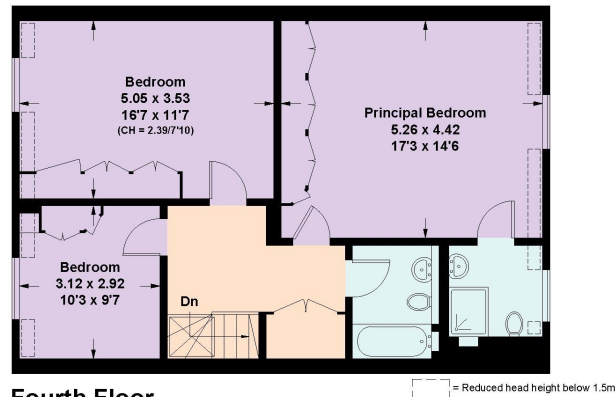


The property also benefits from residents' access to communal gardens - subject to application.

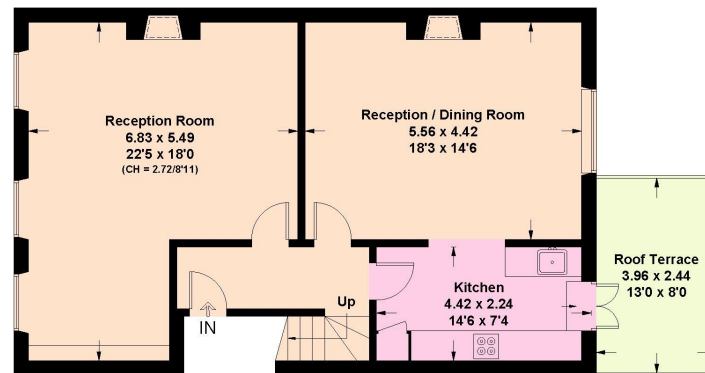


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Approximate Floor Area = 147.8 sq m / 1591 sq ft
Including Limited Use Area (3.3 sq m / 35 sq ft)



Fourth Floor



Third Floor

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 January 2023. Photographs and videos dated January 2023.

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