



Cornwall Gardens, South Kensington SW7

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A beautifully proportioned two/three bedroom, three bathroom duplex apartment situated on the first and second floor of a handsome white stucco-fronted Victorian conversion. This is a rare opportunity to acquire an impressive family home that offers a good balance of space with high ceilings and period features throughout, overlooking a prime garden square in South Kensington SW7.

Entering on the first floor to a bright, elegant hallway with a guest W/C, which is adjacent to a grand drawing room characterised by a striking ceiling height of 4 meters, a stately marble fireplace and three floor-to-ceiling French doors that open out to a full-width balcony with green views.



**Asking price:** £3,775,000

**Tenure:** Share of freehold

**Service charge:** approximately £6,756 per annum, reviewed every year, next review due 2024

**Ground rent:** a peppercorn per annum

**Local authority:** Royal Borough of Kensington & Chelsea

**Council tax band:** H





A formal dining room with south-facing windows is to the rear, linking through to a well-appointed kitchen featuring integrated appliances, a smart hob, plenty of cabinetry and worktop space. This floor is also home to a south-facing bedroom with built-in storage and an en suite shower room.

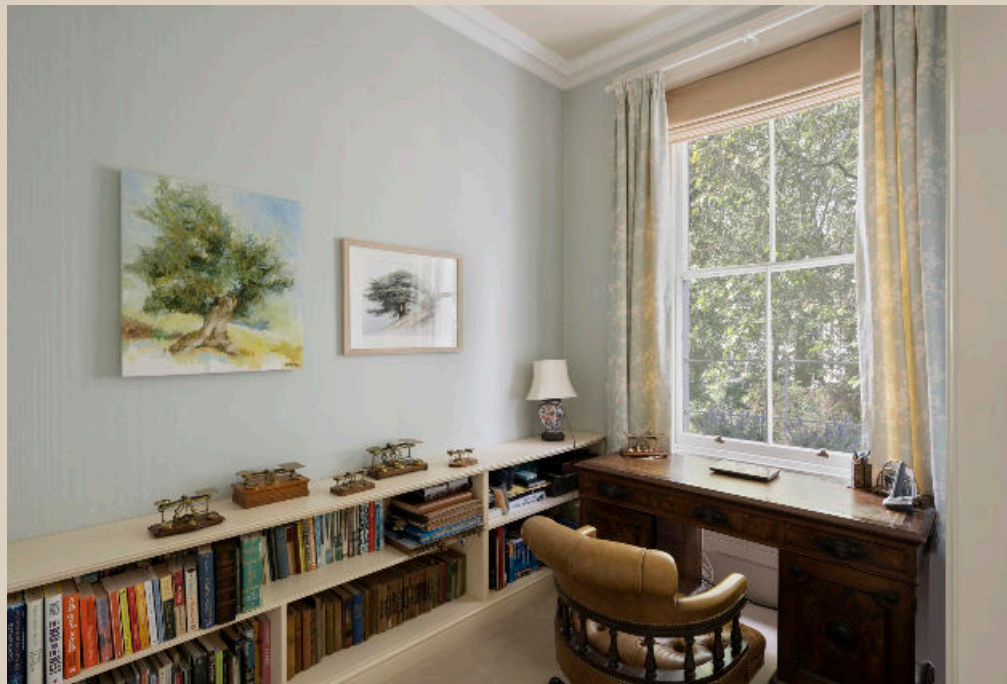
The property has a very well-balanced layout, measuring to approximately 1,774 sq ft and has a share of the freehold with an underlying long lease. The apartment also benefits from an undemised flat roof. The property has a share of the freehold with an underlying lease, approximately 79 years remaining, which is currently under the process of being extended.



The second floor contains a large principal bedroom, served by a study/dressing room, a walk-in wardrobe with extensive storage and an en suite shower room. The principal suite also enjoys wonderful green views of the communal gardens. This floor has a further south-facing double bedroom and a separate family bathroom.

Located approximately within 0.3 miles from Gloucester Road Tube Station, this property benefits from its close proximity to transport links, shops, bars and restaurants. The area also benefits from RBKC parking. All distances given are approximate.

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

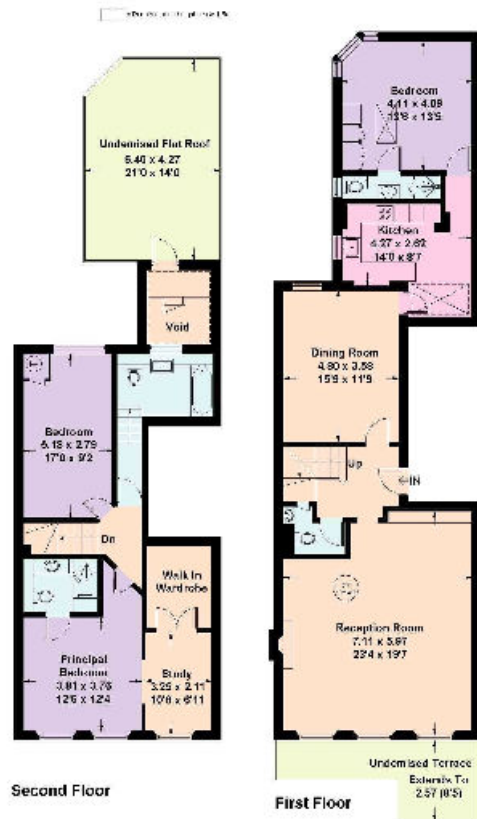


There is also residents' access to the highly sought-after square of Cornwall Gardens.



## Cornwall Gardens, SW7

Approximate Floor Area = 184.8 sq m / 1774 sq ft  
Including Limited Use Area (0.4 sq m / 4 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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I would be delighted to tell you more  
Rebecca Jane Higgins



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 May 2023. Photographs and videos dated May 2023.

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