



Cornwall Gardens, South Kensington SW7



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A superb two bedroom, two bathroom apartment situated on the third floor of a handsome Grade II listed white stucco-fronted building offering picturesque views over a prime garden square in South Kensington SW7. This presents an exciting opportunity to acquire a beautifully presented property with residents' access to communal gardens, upon application, situated in the Royal Borough of Kensington and Chelsea.

Entering via the third floor, an inviting hallway leads through to an impressive south-facing reception and dining space, featuring a marble fireplace, elegant hardwood flooring and sash windows with pretty green views of the gardens below.



Asking price: £995,000

Tenure: Leasehold: approximately 120 years remaining

Service charge: approximately £7,845.26 per annum (including sinking fund contributions), reviewed every year, next review due June 2024

Ground rent: a peppercorn per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G



A well-appointed, modern kitchen leads off the reception room, including integrated appliances and ample worktop space. The principal bedroom is discreetly positioned towards the rear of the property, served by extensive wardrobe storage and a sleek en suite bathroom. A further generous-sized bedroom with ample storage is adjacent to the principal suite, and there is a conveniently located separate bathroom accessible via the hallway.

The apartment enjoys a well-balanced layout, measuring to approximately 670 sq ft and has a long lease, approximately 121 years remaining.

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 property is approximately 0.6 miles from Kensington High Street and close to green spaces such as Hyde Park and Kensington Gardens. The area also benefits from RBKC parking. All distances given are approximate.

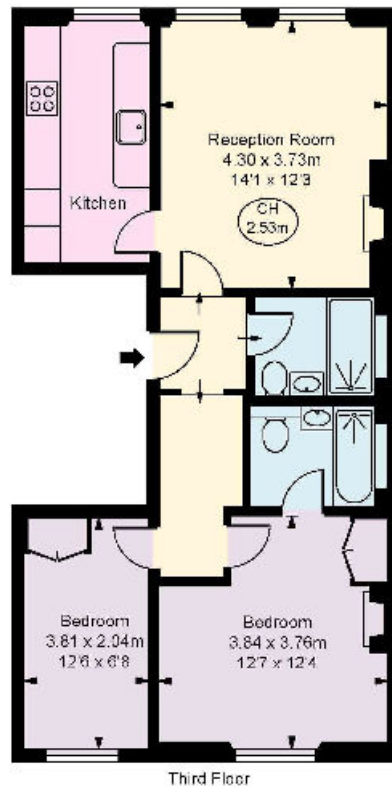


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Approximate Gross Internal Area

62.2 sq m / 670 sq ft

(CH = Ceiling Heights)



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 December 2023. Photographs and videos dated January 2018.

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