



Cornwall Gardens, South Kensington SW7

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A voluminous two bedroom, two bathroom apartment positioned on the first floor of a handsome stucco-fronted Victorian conversion, with residents' access to the highly sought-after square of Cornwall Gardens SW7.

The apartment is offered in excellent order, featuring an exceptional three-window wide south-facing reception characterised by a striking ceiling height of 3.94 meters, including elegant cornicing with original detail. The space benefits from a stately period fireplace, wooden herringbone flooring, built-in cupboards and floor-to-ceiling French doors, opening out to a full-width balcony with green views over the gardens square below.

A well-appointed separate kitchen leads off the reception room, including integrated appliances, a gas hob and plenty of worktop space.



**Asking price:** £2,250,000

**Tenure:** Leasehold: approximately 969 years remaining

**Service charge:** c. £4,356 per annum

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

**Council tax band:** G

The apartment has a wonderful sense of light and space throughout, enjoying a wealth of period features whilst being situated on a prestigious garden square in South Kensington. The property measuring to approximately 1,092 sq ft and has a long lease with approximately 969 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.







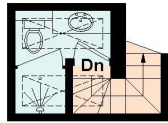
An impressive principal bedroom suite is peacefully positioned to the rear of the apartment, served by extensive wardrobe storage, sleek wooden flooring and tall sash bay windows enjoying views over Christ Church Kensington. The principal bedroom also benefits from an en suite with a shower that enjoys an abundance of natural light due to an attractive skylight. A single bedroom with built-in storage is to the rear, which is currently configured as a study.

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



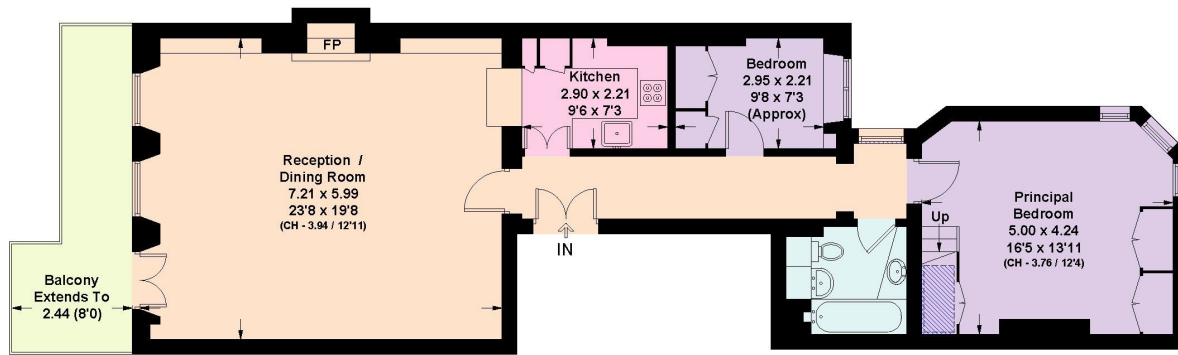
## Cornwall Gardens, SW7

Approximate Floor Area = 101.5 sq m / 1092 sq ft sq ft  
(Including Mezzanine)  
Including Limited Use Area (0.9 sq m / 10 sq ft)



Mezzanine

= Reduced head height below 1.5m  
 = Limited use area



First 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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I would be delighted to tell you more

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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 February 2023. Photographs and videos dated February 2023 (Garden Shots 2021).

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