



Cranley Gardens, South Kensington SW7

Cranley Gardens, South Kensington SW7

A beautifully proportioned two bedroom, two bathroom apartment situated on the raised ground and lower ground floor of a handsome period red-brick Victorian conversion on Cranley Gardens SW7.

Entering on the raised ground floor to a bright, elegant hallway which gives access to a spacious bay-fronted drawing room characterised by a striking ceiling height of c.3.58 meters, a period fireplace and floor-to-ceiling French doors that open to a Juliet balcony and terrace. A well-appointed kitchen, including integrated appliances, leads off the drawing room.



Asking price: £1,695,000

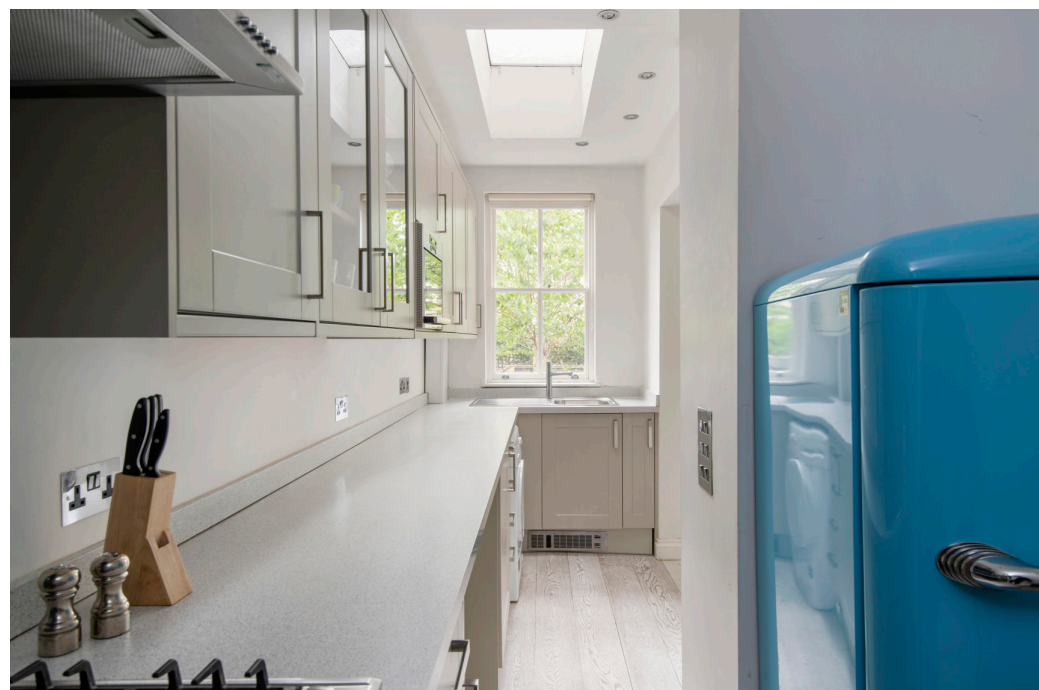
Tenure: Leasehold: approximately 115 years remaining

Service charge: approximately £5,706 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: G







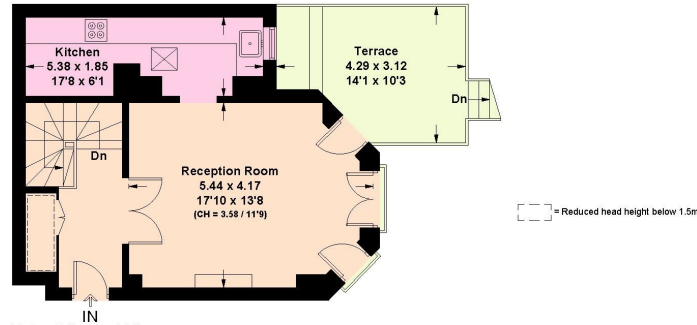
The lower ground floor is home to an impressive principal bedroom benefiting from an en suite with a bath, and overhead shower. A further good-sized bedroom and a separate shower room are on this floor. Both bedrooms are served by extensive wardrobe storage and access to a paved garden enjoying a green outlook.

The property also has residents' access to the highly sought-after square of Evelyn Gardens - subject to application.

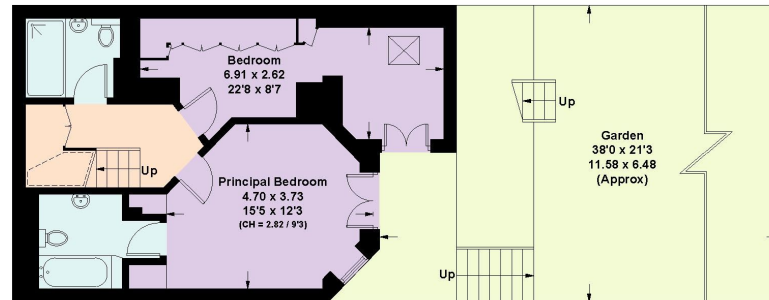


Cranley Gardens, SW7

Approximate Floor Area = 92.7 sq m / 998 sq ft
Including Limited Use Area (2.4 sq m / 26 sq ft)



Raised Ground Floor



Lower Ground 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.

Knight Frank

South Kensington Sales

160 Old Brompton Road

London

SW5 0BA

knightfrank.co.uk

I would be delighted to tell you more

Rebecca Jane Higgins

020 7871 4115

rebecca.higgins@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2023. Photographs and videos dated May 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.