

Cornwall Gardens

London, SW7



**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A large and Impressive south facing ground floor apartment with high ceilings occupying a prime position on Cornwall Gardens Square

Set within an elegant, Victorian building on Cornwall Gardens, SW7, this beautifully proportioned, raised ground floor apartment delivers true garden square living with generous volume, classic detailing and an exceptional sense of space throughout.



1 RECEPTION ROOM



1 BEDROOM



1 BATHROOM



SHARE OF FREEHOLD



1,018 SQ FT



**GUIDE PRICE
£1,345,000**



The property

Extending to approximately 1,018 sq ft, the flat is arranged with a superb 23'11 reception room featuring a striking 3.58m ceiling height, sash windows, bespoke shelving, high quality wooden flooring, an ornate fireplace and a south facing view over the private communal gardens. The room is an impressive setting for both entertaining and everyday living.

To the rear, a smart kitchen/dining room provides an ideal separation of space, while the 16' bedroom is quietly positioned and complemented by a well-appointed bathroom as well as excellent storage.

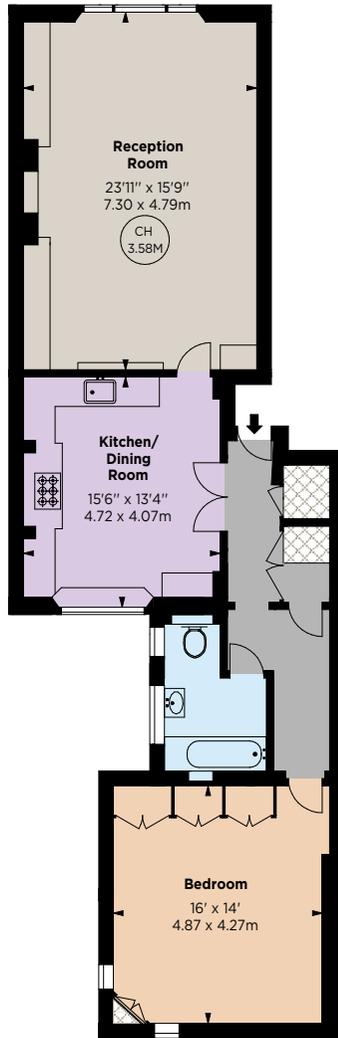
Location

Cornwall Gardens is one of South Kensington's leading garden square addresses, it is ideally situated close by to the selection of shops and restaurants on Gloucester Road, Old Brompton Road and to Kensington High Street. The address is well connected with High Street Kensington, Gloucester Road & South Kensington Underground stations nearby which are serviced by the District, Circle and Piccadilly lines.





Key :
CH - Ceiling Height
⊠ - Under 1.5m



RAISED GROUND FLOOR

Floorplans

Gross internal area 1,018 sq ft (94.58 sq m)
Including 2.1 sq m of under 1.5m area
For identification purposes only.

General

Tenure: Share of Freehold, approximately 975 years.
999 years from 25 March 2002

Local Authority: The Royal Borough of Kensington and Chelsea

Service Charge: £4,590 pa

Ground Rent: £100 pa

Council Tax: Band G

EPC Rating: C

Parking: The Royal Borough of Kensington and Chelsea parking permit

Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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South Kensington

90 Old Brompton Road, London, SW7 3LQ

020 7581 7000

southken@struttandparker.com

struttandparker.com



@struttandparker

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