



Cranley Gardens, South Kensington, SW7

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

Cranley Gardens, South Kensington, SW7

A superbly appointed large one bedroom flat with the benefit of a patio garden in one of the finest addresses in South Kensington.

Reception | Kitchen | Bedroom | En suite bathroom | Patio garden | Access to communal gardens | EPC Rating D

Cranley Gardens is a prime residential address, highly coveted, in the heart of South Kensington which is principally made up of elegant white stucco fronted buildings. It is well positioned for easy access to the many shops, restaurants and transport facilities of South Kensington. Victoria and Albert and other museums are nearby with further restaurants and shopping found on Fulham Road, as well as further into Chelsea with its world famous King's Road.

Disclaimer: Higher reserve fund reflects planned upcoming building works this year. Previous reserve fund contributions were £162.50 per quarter and are expected to revert to a similar level, or one that reflects more evenly spread payments over the 7-10 year refurbishment cycle, after the works have been completed.

Terms

Tenure: Share of Freehold, 994 years

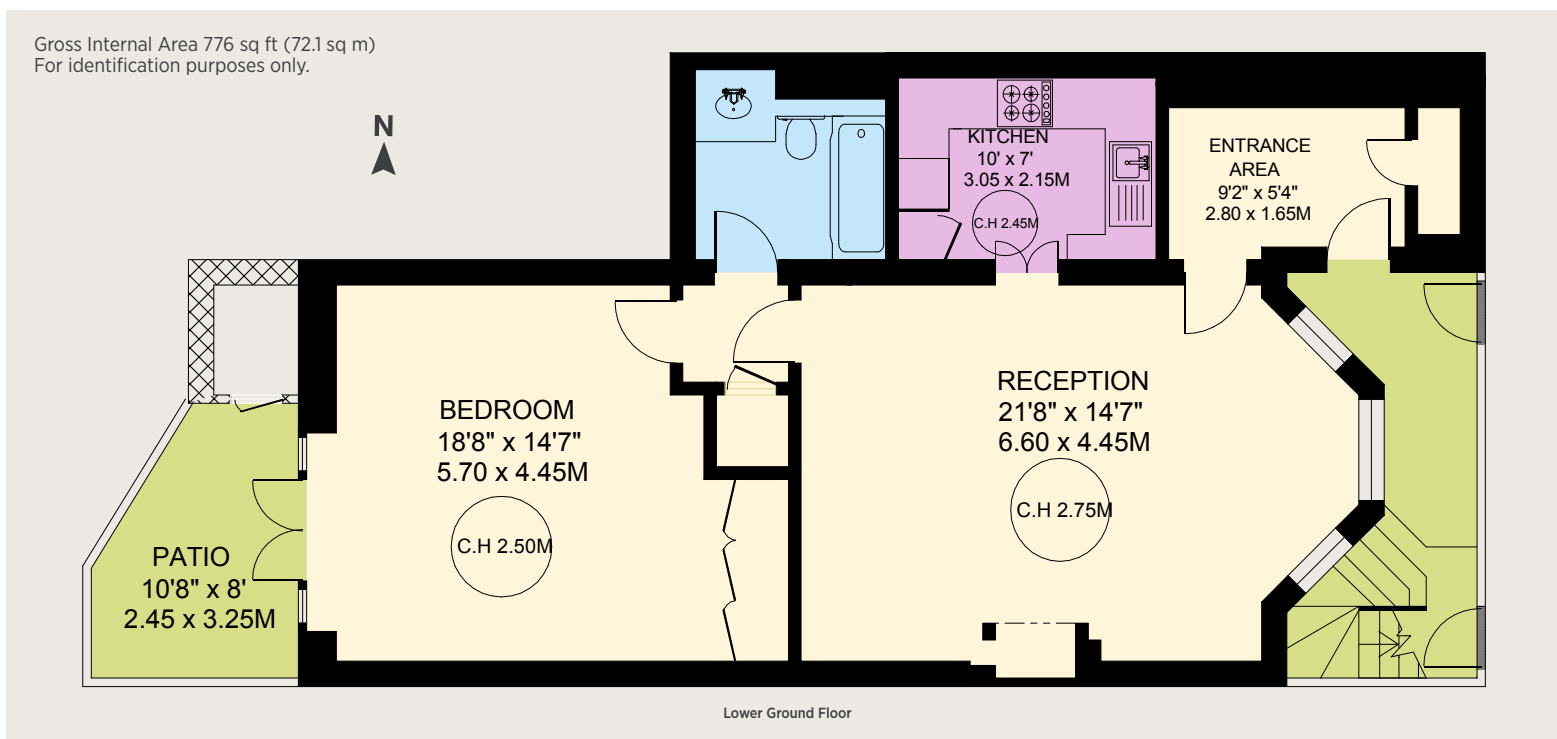
Service Charge: £9,000 pa

Ground Rent: Peppercorn

Council Tax: Band G

Local Authority: The Royal Borough of Kensington and Chelsea

Asking Price: £935,000



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South Kensington

90 Old Brompton Road, London, SW7 3LQ

020 7581 7000

southken@struttandparker.com



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