

# CRANLEY GARDENS

SOUTH KENSINGTON SW7







A NEWLY RENOVATED AND SUPERB  
THREE-BEDROOM DUPLEX WITH  
PRIVATE GARDEN, BALCONY  
AND COMMUNAL GARDENS

An exceptionally wide and beautifully proportioned raised ground and lower ground floor apartment, modernised and presented to the highest standard, located on the prestigious Cranley Gardens.









Flooded with natural light, this elegant home spans two floors and boasts soaring 3.83m ceilings. Offering a seamless blend of period grandeur and contemporary design, the striking reception room is centred around a bespoke marble fireplace and is open-plan to a sleek contemporary kitchen with a central island and generous entertaining space.

The kitchen benefits from French windows that open out onto a Juliet balcony that overlooks the property's enviable garden.

The apartment features three spacious double bedrooms adorned with bespoke fitted wardrobes and three luxurious bathrooms. A versatile study/utility room provides additional functionality for modern living.

At the rear of the property, bi-fold doors open onto an expansive private garden of approximately 830 sq ft, landscaped to create a serene outdoor retreat, ideal for entertaining or family living. Residents also enjoy access to beautifully maintained private communal gardens opposite.

Cranley Gardens is conveniently located close to the shops, restaurants and amenities of Fulham Road, the Old Brompton Road and the Gloucester Road.





## KEY FEATURES

- Three double bedrooms
- Three bathrooms
- High ceilings
- Exceptional 14.5m reception space
- Garden, terrace, patio and balcony
- Access to 1/2 acre communal gardens

## LOCATION

Cranley Gardens is one of South Kensington's most prestigious residential addresses, renowned for its elegant white stucco-fronted buildings.

Perfectly positioned, it offers easy access to the vibrant shops, cafés, and restaurants of South Kensington, as well as excellent transport links. The world-famous Victoria & Albert Museum, along with other cultural landmarks, is within easy reach. Further shopping and dining can also be found along Fulham Road and the King's Road in Chelsea.

## TERMS

**Tenure:** Share of freehold with approximately 978 years remaining (999 years from 29 September 2004)

**Service Charge:** £8,784 per annum

**Ground Rent:** Peppercorn

**Local Authority:** The Royal Borough of Kensington & Chelsea

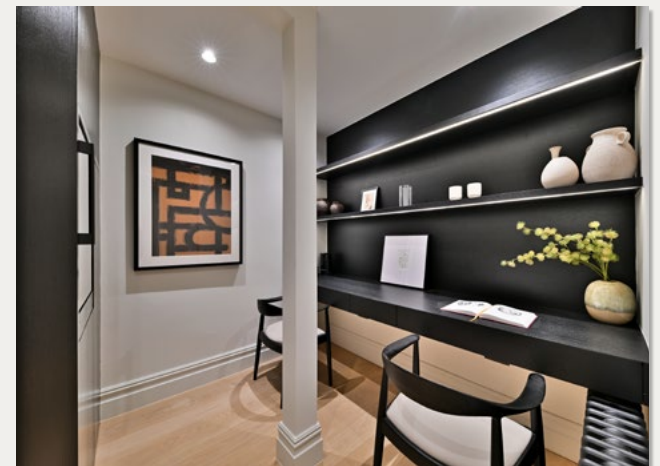
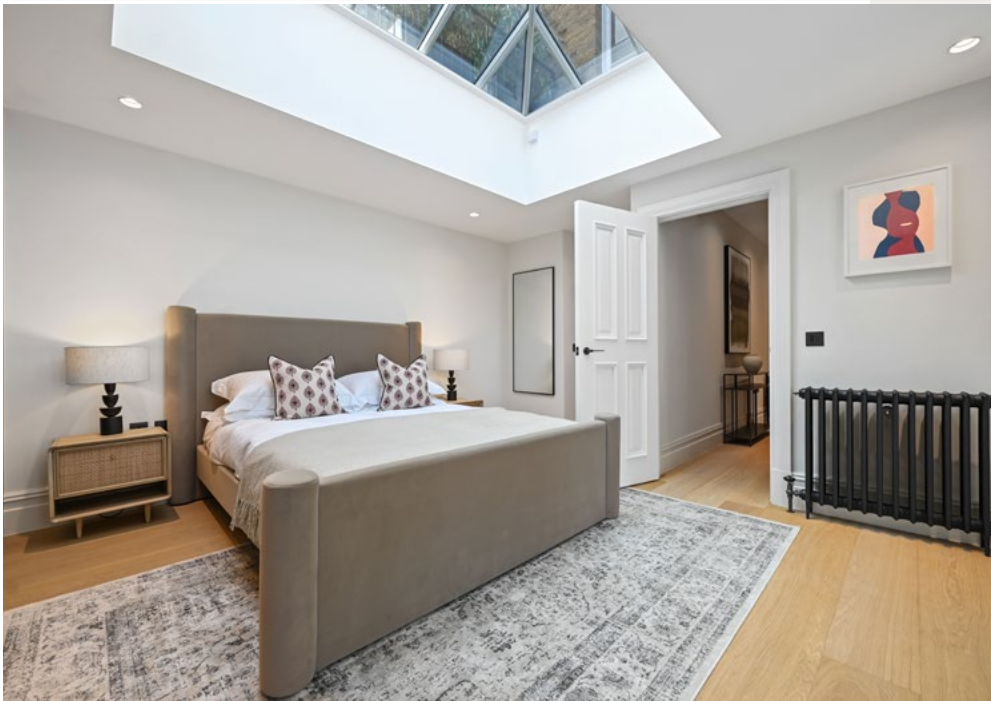
**Council Tax:** Band H

**Parking:** Residents' permit

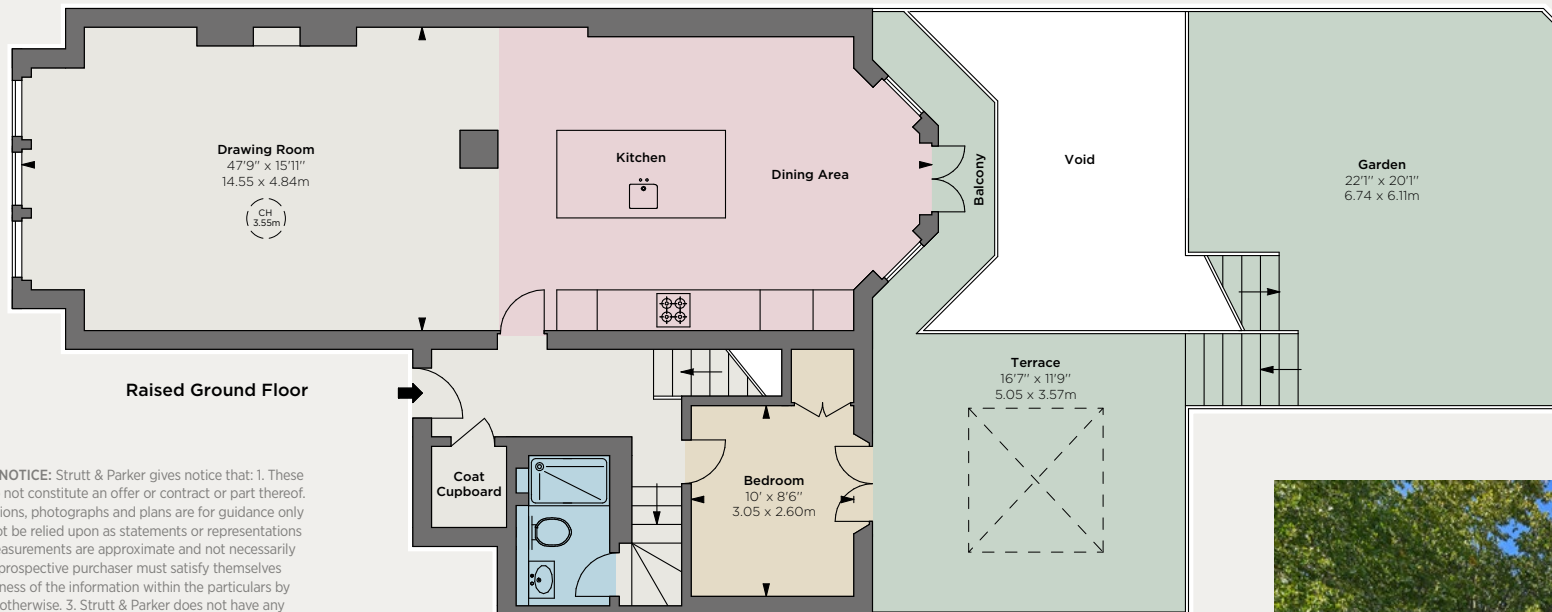
**Broadband:** Installed at the property

**EPC:** Rating C

**Guide Price:** £4,250,000







**Approximate Gross Internal Area**  
1,944 sq ft / 108.62 sq m

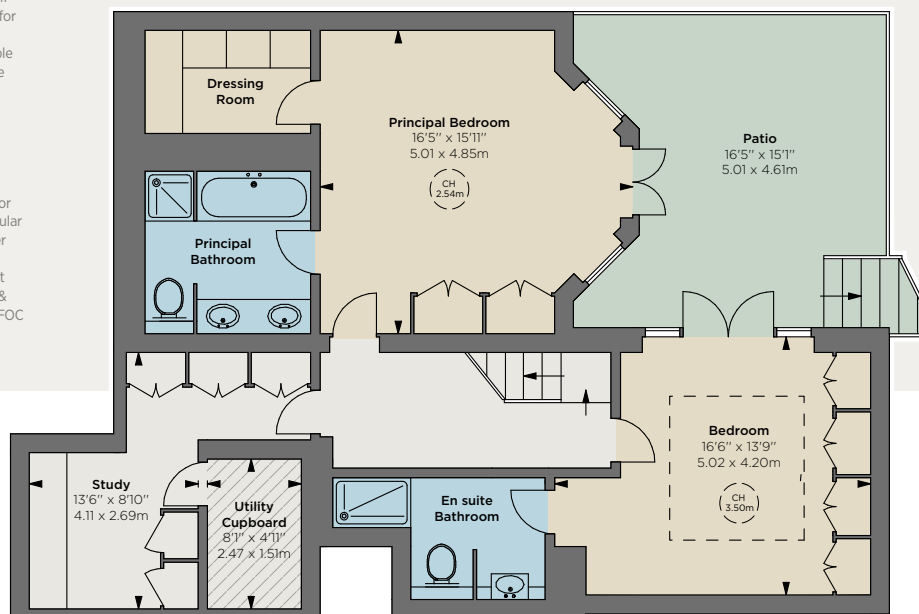
CH: Ceiling height

Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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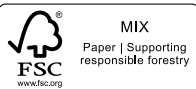


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