



Cornwall Gardens, South Kensington, SW7 4AY

Guide Price £1,600,000 Share of Freehold

# Introducing Cornwall Gardens...

This stunning two-bedroom, two-bathroom apartment on the second floor of a Victorian conversion offers bright, south-facing living spaces and a semi-open plan kitchen with integrated appliances. The principal suite features garden views, high ceilings, and a luxurious en-suite, while the second bedroom includes a built-in desk ideal for remote work. A separate bathroom and ample integrated storage complete this immaculately finished home.





## Welcome to South Kensington...

Cornwall Gardens is ideally located Approximately 0.3 miles from Gloucester Road Tube Station, this property enjoys excellent transport links and convenient access to a variety of shops, bars, and restaurants. Kensington High Street is around 0.6 miles away, and the area is close to beautiful green spaces, including Hyde Park and Kensington Gardens. Additionally, the property benefits from RBKC resident parking.

- **Two Bedrooms**
- **Two Bathrooms**
- **Reception Room with Private Balcony**
- **Modern Fitted Kitchen with Gaggenau Appliances**
- **Dining Room**
- **Lift Access**
- **Second Floor**
- **Dressing Room**

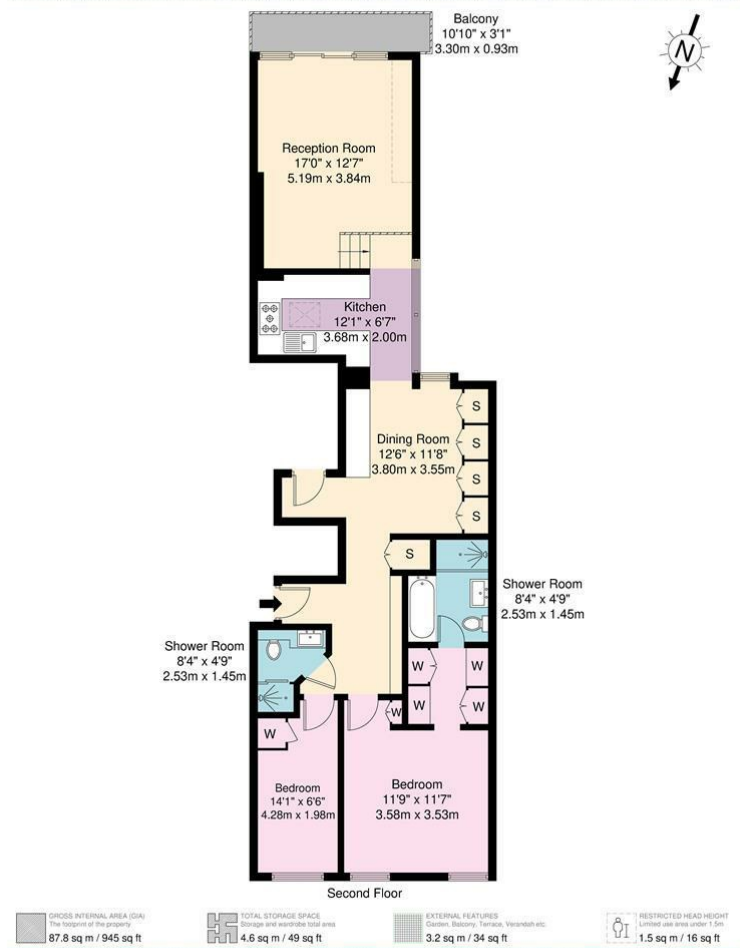


## Cornwall Gardens









Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



Estate Agents  
Valuers  
Private office  
Development Consultants  
Property Consultants  
Asset & Capital Management

Fuller Gilbert  
& Company Est. 2001

