



Cornwall Gardens, South Kensington, SW7 4AN

Guide Price £795,000 Share of Freehold

Introducing Cornwall Gardens...

A well presented two bedroom apartment ideally located on Cornwall Gardens comprising close to 685 Sq Ft with a private entrance and no onward chain.



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.

- **2 Bedrooms**
- **Separate Fitted Kitchen**
- **Large Living Room**
- **Shower Room**
- **Private Entrance**
- **Ideal Location**
- **High Ceiling**



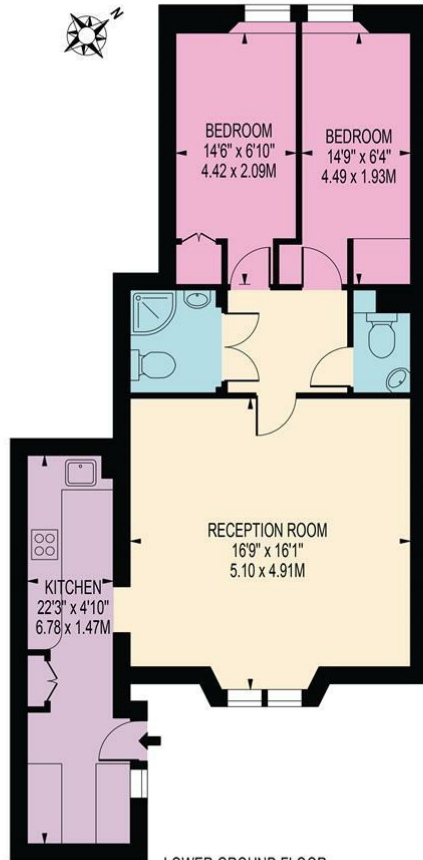
Cornwall Gardens





CORNWALL GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 683 SQ FT - 63.44 SQ M



LOWER GROUND FLOOR

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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.



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