

CORNWALL  
GARDENS  
LONDON SW7





# A DISTINGUISHED AND QUITE CHARMING APARTMENT POSITIONED ON THE FIRST FLOOR OF THIS MARVELLOUS WHITE STUCCO-FRONTED BUILDING IN CORNWALL GARDENS, ONE OF KENSINGTON'S MOST DESIRABLE GARDEN SQUARES.

The property has high ceilings throughout and overlooks the immaculately well-maintained garden square. The accommodation briefly comprises; two bedrooms, two bath/shower rooms (one en suite), a spacious reception room, a kitchen/dining room, and a balcony overlooking the gardens.

Cornwall Gardens is located in the heart of South Kensington, close to Gloucester Road tube station (Piccadilly and District lines). Within the local area, you will find many notable landmarks including Hyde Park, Kensington Palace, and the Royal Albert Hall. The Natural History Museum and Harrods are also within close proximity.

## ACCOMMODATION

- Reception room
- Kitchen/dining room
- 2 bedrooms
- 1 en suite bathroom
- 1 shower room
- Balcony/terrace
- Communal gardens
- Residential permit parking
- Storage room

## TERMS

**Guide price** £2,100,000

**Tenure** Share of Freehold plus leasehold of 984 years remaining

**Local authority** Kensington and Chelsea

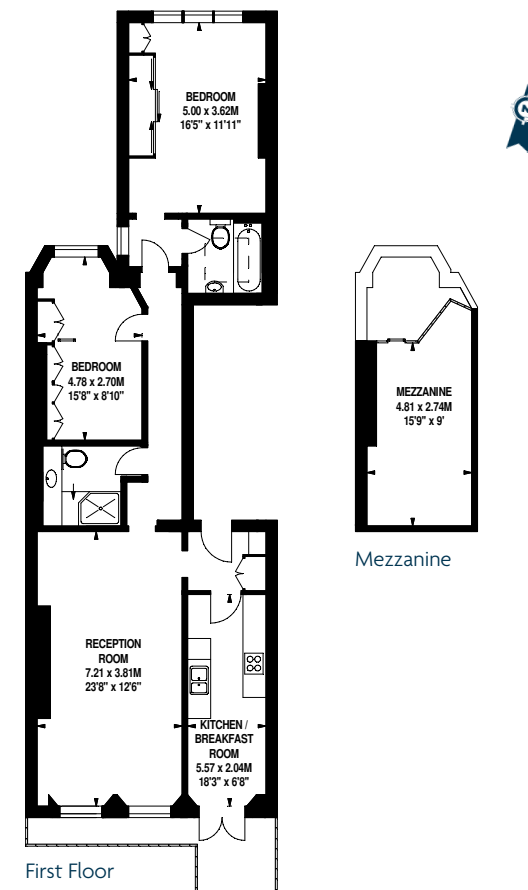
**Service charge** £2,710.81 for the year ending 2024 including reserve fund

**EPC D**

**Council Tax Band G**



APPROXIMATE GROSS INTERNAL AREA  
106 sq m / 1,141 sq ft including Mezzanine



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