



40 Cranley Gardens

London, SW7 3DD

A delightful one bedroom garden flat with the benefit of a private patio garden.

This superbly appointed large one double bedroom maisonette on one of the finest addresses South Kensington has to offer.

Presented in good condition with its own front door the flat has further benefits from access to Onslow Gardens communal gardens.

Cranley Gardens is situated on a residential garden square in the heart of South Kensington and just a short walk from the Old Brompton Road and Kings Road with Gloucester Road and South Kensington tube station being equidistant with only a few minutes' walk away.

Victoria and Albert and other museums are a short walk away with further restaurants and shopping can be found on Fulham Road as well as further into Chelsea with its world-famous King's Road.

Asking Price: £1,100,000 Subject to Contract

Tenure: Share of Freehold (972yrs and 6 months remaining)

Local Authority: The Royal Borough of Kensington & Chelsea

Council tax band: Band G

Service Charge: £5,300pa (including sinking fund of £2,200pa)

Ground Rent: Peppercorn





Private entrance | Communal Gardens | Share of Freehold | Patio Garden

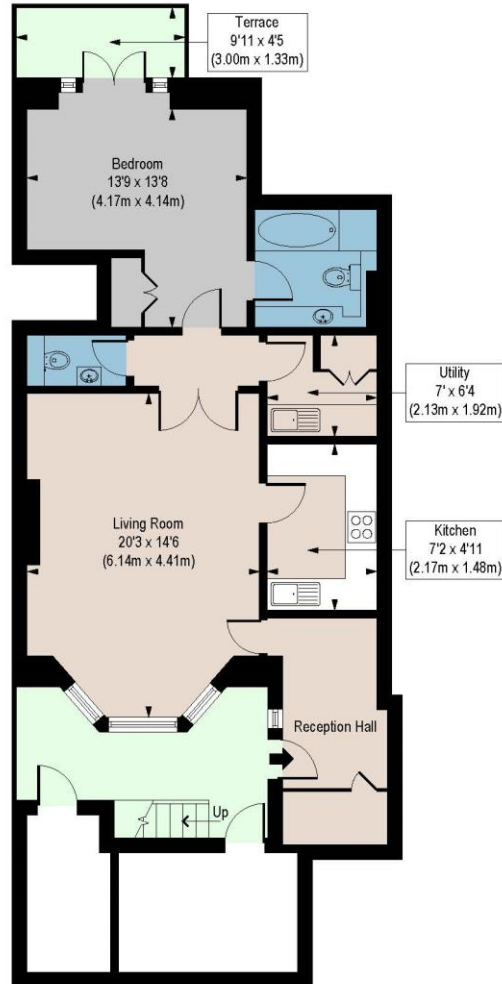


CRANLEY GARDENS SW7

APPROX. GROSS INTERNAL AREA *
 919 Ft² - 85.40 M² (Including Restricted Height Area & Store)
 783 Ft² - 72.71 M² (Excluding Restricted Height Area & Store)

Illustration For Identification Only, Not to Scale
 All Calculations include Any/All Areas Under 1.5m Head Height.

* As Defined by RICS - Code of Measuring Practice



LOWER GROUND FLOOR

Floorplan is for illustrative purposes only and is not to scale.
 Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

CPCREATIVE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	60
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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