





# Cornwall Gardens

London, SW7

Situated mid-terrace on the Northern side of Cornwall Gardens, this two bedroom property is ideally laid out to make the most of its finest assets.

With two double bedrooms (one en-suite) facing South over the beautiful gardens themselves, the reception space has been created to the rear. With views North West over the impressive spire of Christ Church, Kensington, the eye is drawn to Victoria Road towards Kensington Gardens. Large glazed doors provide access to a superb roof terrace, offering around 400sq/ft of fabulous external entertaining space. The functional kitchen is separate to the main living space. The functional kitchen is separate to the main living space but within easy reach, as well as a gas fireplace surround and an additional bathroom. Set within an imposing Grade II listed building, and newly renovated communal parts, this is the epitome of period conversion living.

Found quietly toward the Western end of Cornwall Gardens, this property boasts both the tranquillity of garden square living alongside easy access to everything the area has to offer. Gloucester Road Station is a mere five minutes' walk (Piccadilly, District & Circle Lines), and with Kensington High Street under ten minutes away it is superbly situated for the attractions of both SW7 & W8

**Asking Price:** £1,350,000 Subject to Contract

**Tenure:** Share of Freehold (980yrs remaining)

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

**Council tax band:** G

**Service Charge:** £4,800pa

**Ground Rent:** peppercorn



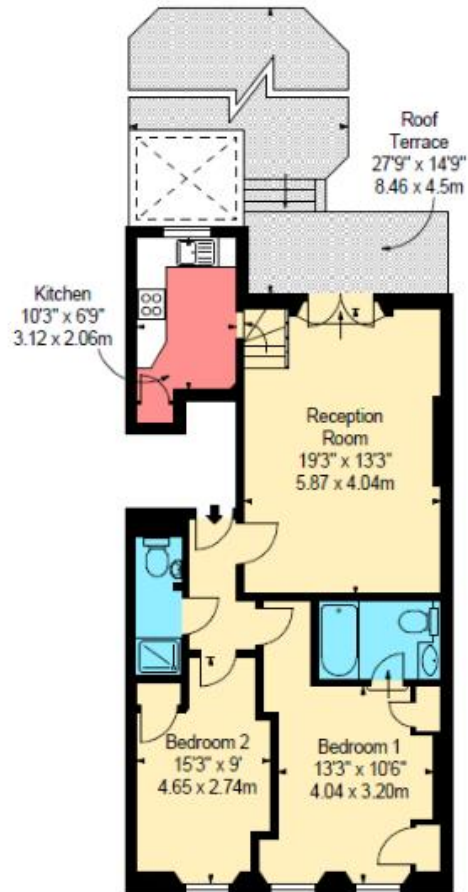




**Two Double Bedrooms | Two Bathrooms | large Roof Terrace**

**FLAT 3,  
28 CORNWALL GARDENS, SW7**

Approx. Gross Internal Area\*  
762 Ft<sup>2</sup> - 70.78 M<sup>2</sup>



Second Floor

Illustration For Identification Purposes Only. Not to Scale

\* As Defined by RICS - Code of Measuring Practice

**BKR**

FLOORPLANS

BIRMINGHAM - LONDON - MANCHESTER

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2017

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Winkworth**

South Kensington Sales | 020 7373 5052