



Cutler&Bond

LOWER GROUND FLOOR FLATS

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Cornwall Gardens, South Kensington £1,675,000 Long Leasehold

A really fabulous and very spacious two/three bedroom apartment of 1506 sq ft (140 sq m) which is superbly located on Cornwall Gardens. The property with its own front door accessed at lower ground floor level, benefits from parquet wooden flooring, two large double bedrooms both with en-suite bathrooms, a rear terrace accessed by a charming spiral staircase from the reception room, and a sizable study area/bedroom 3 (with en-suite shower room). The apartment is very well positioned on the south-facing flank of Cornwall Gardens and has the added advantage of gate access to communal gardens directly opposite.

Cornwall Gardens is a beautiful Kensington SW7 enclave south of Kensington Gardens and west of Gloucester Road and is therefore conveniently located for access to either Gloucester Road underground station (Circle, District, Piccadilly lines) and High Street Kensington (Circle line).

- Superb SW7 location
- 1506 sq ft / 140 sq m
- Parquet wooden flooring
- Two double bedrooms + study/bedroom 3
- Private rear terrace
- Access to communal gardens (directly opposite)

Viewings via: Cutler and Bond, 15 Kensington High Street, Kensington, London, W8 5NP

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Accommodation comprises:

Large reception room with spiral staircase to a private rear terrace; Two large double bedrooms both with en-suite bathrooms; Kitchen; Study/bedroom 3 with en-suite shower room /cloakroom; Access to communal gardens.

Tenure: Leasehold - 98 years remaining (NB there are early discussions about potential acquisition of a share of the freehold subject to consent)

Service charge: Circa £1400 per annum

Ground rent: £200 per annum

Council tax: £1940 per annum (2015)

Price: £1,675,000 subject to Contract

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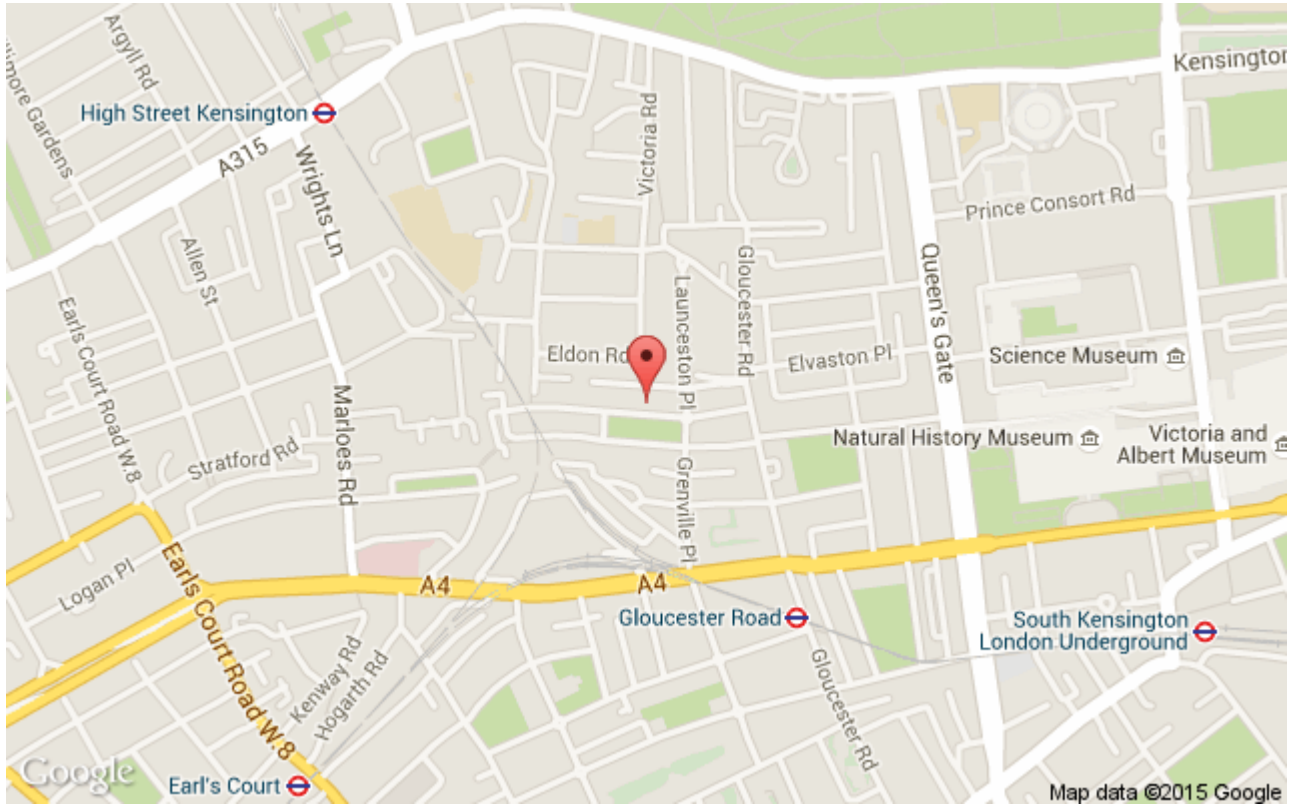
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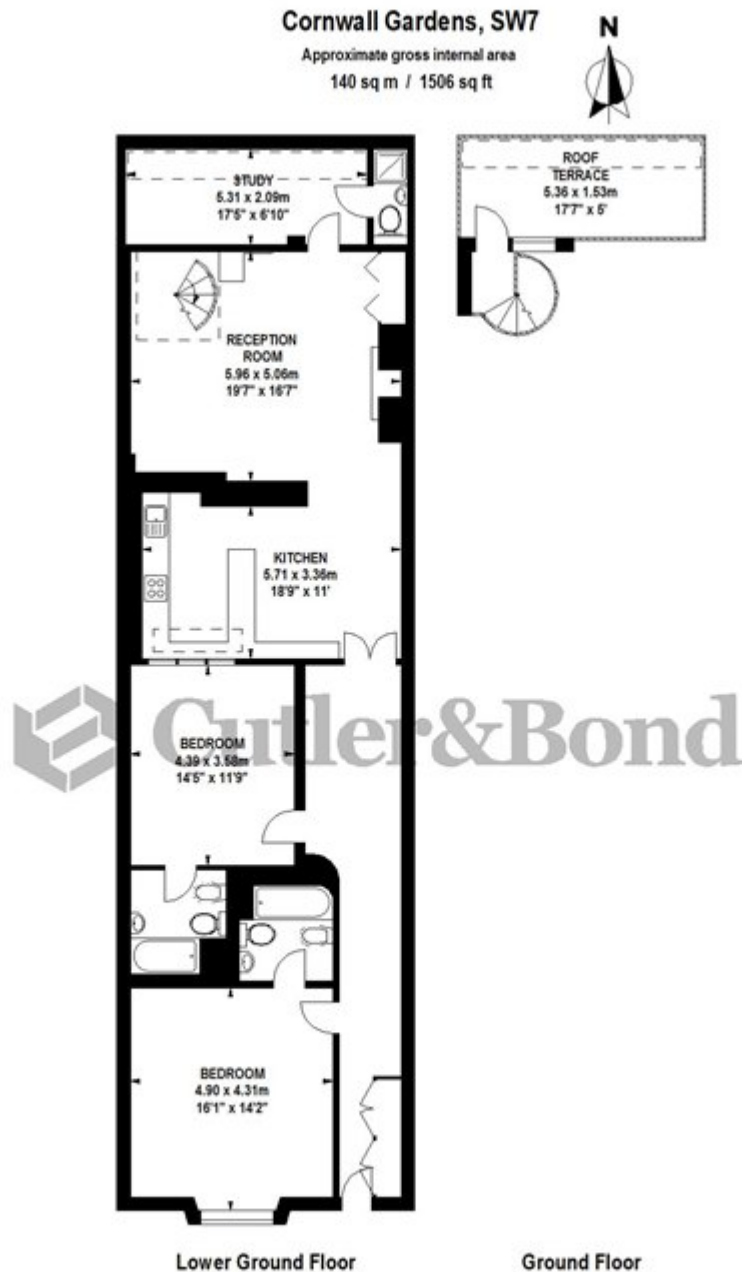
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Floor Plan produced for Tim Day & Cutler Bond by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable