

# Cornwall Gardens SW7

£395,000  
Leasehold

South Kensington & Chelsea  
Sales

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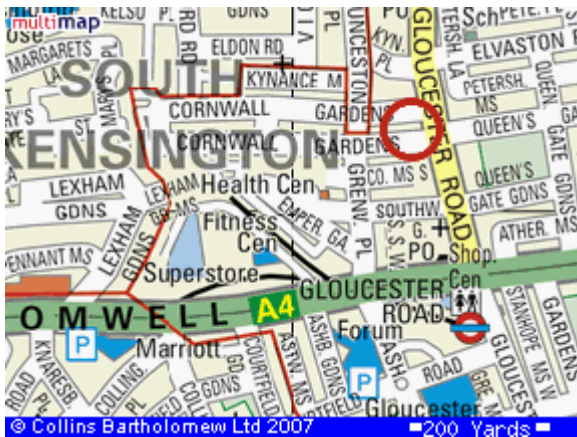
One double bedroom flat  
for sale on a communal  
garden square in South  
Kensington

Fifth floor of Victorian conversion  
Spacious bedroom with storage  
Separate modern kitchen  
Ideal pied a terre/investment  
Communal gardens  
Gloucester Road Underground

This one bedroom flat for sale is arranged over the fifth floor of a Victorian conversion, located off Gloucester Road and the A4 Cromwell Road leading out of the city. It is thought the flat would make an ideal pied a terre or investment purchase. It has been refurbished to a high standard and has access to communal gardens.

The flat is entered into a small entrance hallway from which all rooms are accessed. The reception room has space for dining and a window overlooking the communal gardens. Separate modern fitted kitchen with good cupboard space. The family size bathroom has a shower over the bath and modern fittings. Spacious double bedroom with built in wardrobes, and a window with views over the communal gardens.

Cornwall Gardens is located north of Cromwell Road close to the shops and restaurants on Gloucester Road including Waitrose supermarket, Boots chemist, Prêt coffee shop and Black & Blue steak house. Gloucester Road is the closest underground with links to the city via the District and Piccadilly Line.



#### CORNWALL GARDENS, SW7

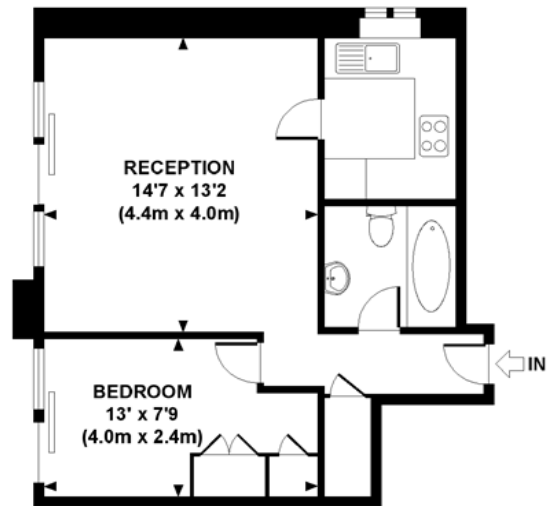
Approx. gross internal area  
437 Sq.Ft. / 41 Sq.M.



### Location

Property Misdescriptions Act (1991)

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Chard has not carried out a structural survey of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floorplans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed conveyancer prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to chard.



FIFTH FLOOR

#### FLOOR PLAN

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Chard and no guarantee as to their operating ability or efficiency can be given.

