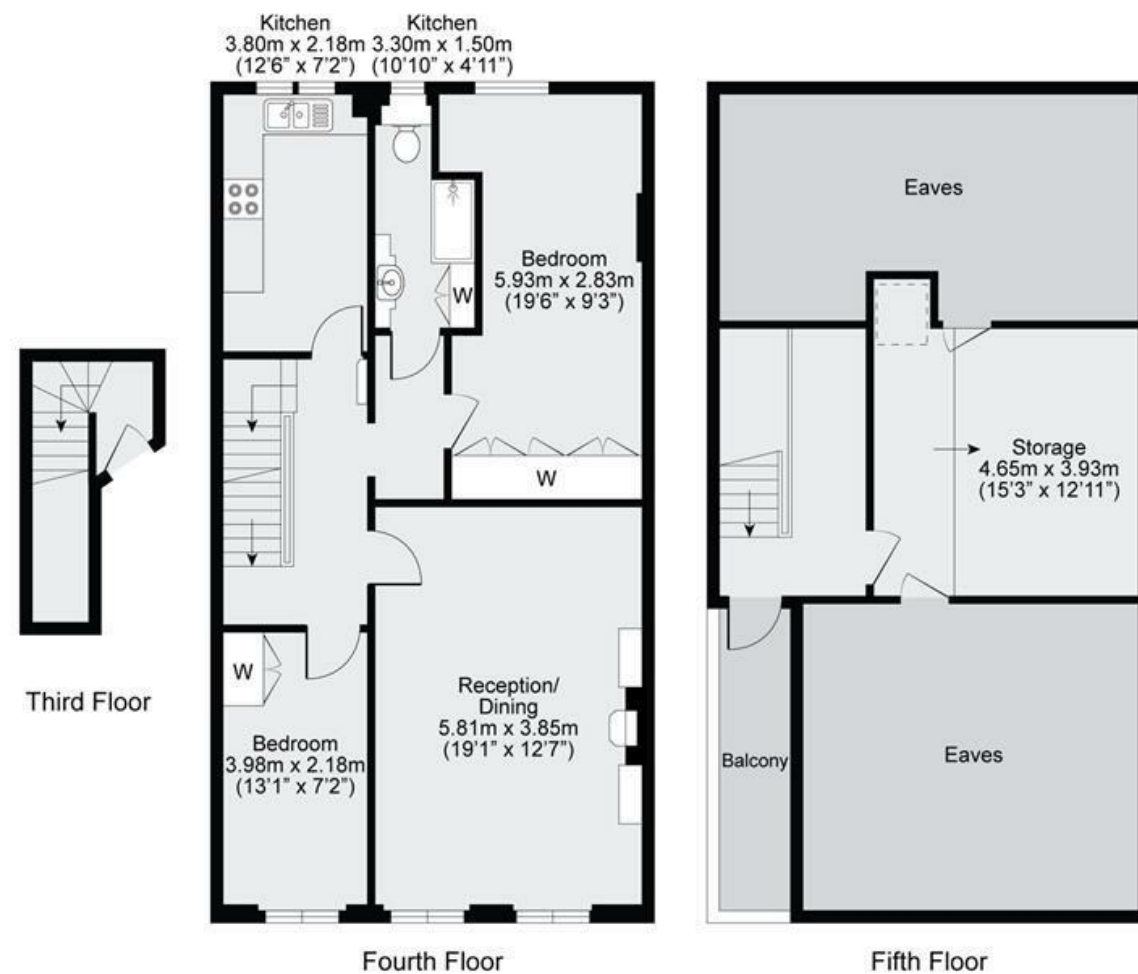


Cornwall Gardens, London, SW7

Approx. Gross Internal Area = 107.6sqm / 1158.0sqft



**Flat G, 40 Cornwall Gardens,
South Kensington, SW7 4AA**

**Guide Price £1,200,000
Leasehold**

This superb spacious 2 bed apartment is situated on the top floor of this white stucco fronted building enjoying far reaching south facing views over the communal gardens. It further benefits from access to a balcony on the fifth floor with a large storage room and ample eaves space where there is a great opportunity to add a roof extension subject to the freeholders approval and planning consent.

- Two Bedrooms
- Separate kitchen
- Balcony
- Potential to develop STPP
- Large Reception Room
- Family Bathroom
- Large Loft Space
- Approx. 1158 Sq Ft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

020 7581 0154

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South Kensington Sales, 38-40 Gloucester Road, South Kensington, London, SW7 4QT

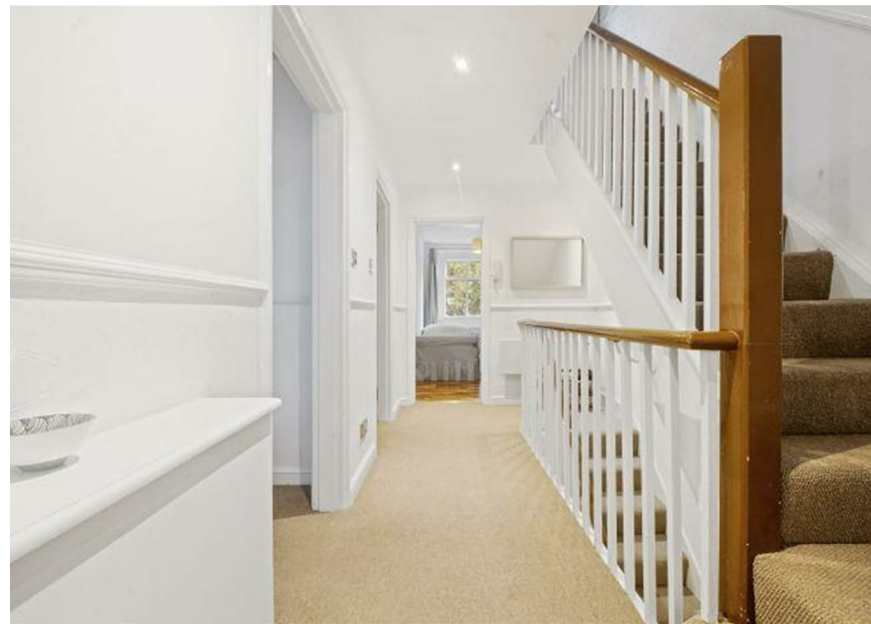
Location

The property is situated in South Kensington and is perfectly located for access to Hyde Park, High Street Kensington, Gloucester Road and Heathrow airport via the M4.



Description

The property comprises a fully fitted kitchen, separate large reception room, two bedrooms and bathroom.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.

