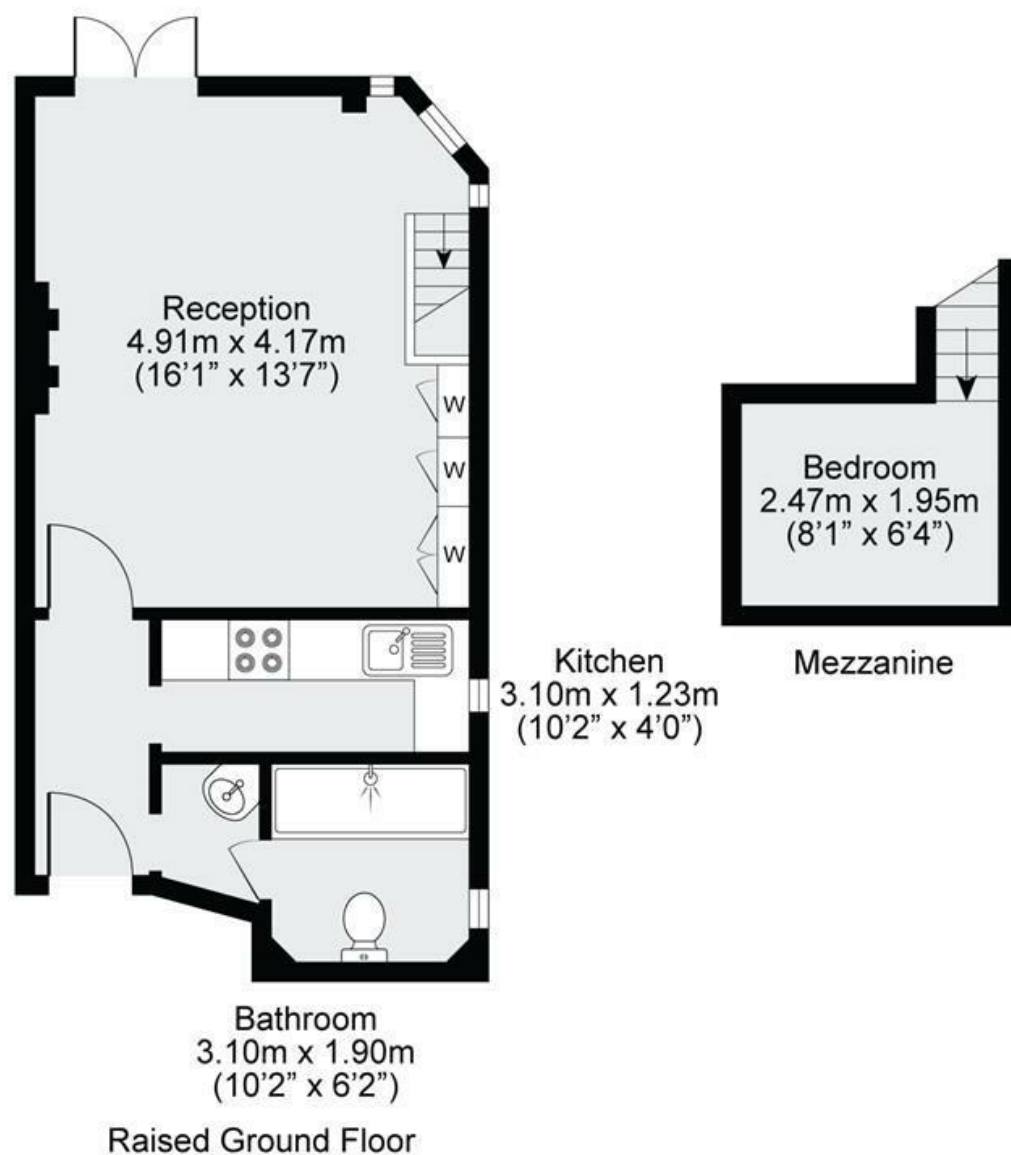


**Cornwall Gardens, SW7**

Approx. Gross Internal Area = 38.0sqm / 409.0sqft



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.



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.



**Flat 4, 36 Cornwall Gardens,  
South Kensington, SW7 4AP**

**Guide Price £475,000 Share of  
Freehold**

A bright and well-proportioned studio flat with very high ceilings and period features offering an open plan living space with mezzanine level. There is a separate kitchen and bathroom. The flat is located at the back of the building so benefits from being quiet and the building is incredibly well maintained. It further benefits from having access to wonderful communal gardens. The service charges include heating and hot water. Gloucester Road and the underground station (Circle, District and Piccadilly Lines) are very close by. Council Tax Band D £1382

- Studio Apartment
- Bathroom
- Communal Gardens
- Separate Kitchen
- Mezzanine
- Share of Freehold

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

**Location**



**Description**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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 &amp; Wales</b>		70	77
	EU Directive 2002/91/EC		

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