

### CRESSWELL COTTAGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1420 SQ FT - 131.93 SQ M



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



**Cresswell Cottage, 50 Cresswell Place,  
South Kensington, SW10 9RB**

**TO RENT £7,583 PW**

An enchanting and unusual coach house set back from a pretty mews in the Boltons Conservation Area. The house is approached through a private west facing courtyard garden which can also act as off street parking.

- 3 Bedrooms Coach House
- Kitchen
- Office / 3rd Bedroom
- Courtyard Garden
- Council tax band H
- 2 Shower Rooms
- Reception Room
- Ground Floor WC
- Driveway
- EPC D

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

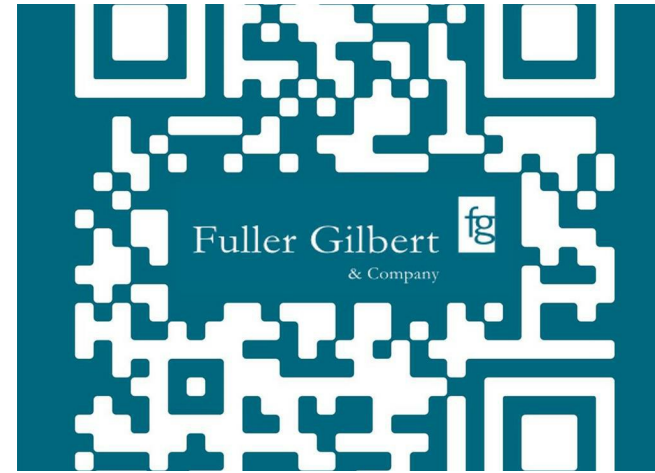
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South Kensington Lettings, 38-40 Gloucester Road, South Kensington, London, SW7 4QT



**Location**

Cresswell Place runs between the Fulham Road and Old Brompton Road and is within walking distance of the shops and restaurants of both Gloucester Road and South Kensington



**Description**

Cresswell Cottage has been newly refurbished and is particularly light due to the southern aspect at the front. On the ground floor there is an open plan kitchen/breakfast room with a separate drawing room leading onto the garden. In addition there is a ground floor cloakroom. Situated on the first floor are 2 double bedrooms, a shower room and the master dressing room which leads up to the master bedroom and shower room.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		56	81
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.