



**Cornwall Gardens, South Kensington, SW7 4AL**

**Guide Price £1,850,000 Share of Freehold**

## A SIMPLY STUNNING FAMILY HOME THAT NEEDS TO BE SEEN TO BE APPRECIATED

Entered on the first floor of a beautiful Victorian building, is this two bedroom apartment comprising close to 1020 Sq Ft. The apartment benefits from a private south facing balcony which overlooks the garden square.



**IDEALLY LOCATED  
EQUIDISTANCE FROM  
THE VILLAGE TO THE  
TOWN CENTRE, THIS  
PROPERTY SITS ON ONE  
OF WIMBLEDON'S MOST  
PRESTIGIOUS ROADS**

Cornwall Gardens is located in the heart of South Kensington, close to Gloucester Road tube station (Piccadilly and District lines). Within the local area, you will find many notable landmarks including Hyde Park, Kensington Palace, and the Royal Albert Hall. The Natural History Museum and Harrods are also within close proximity

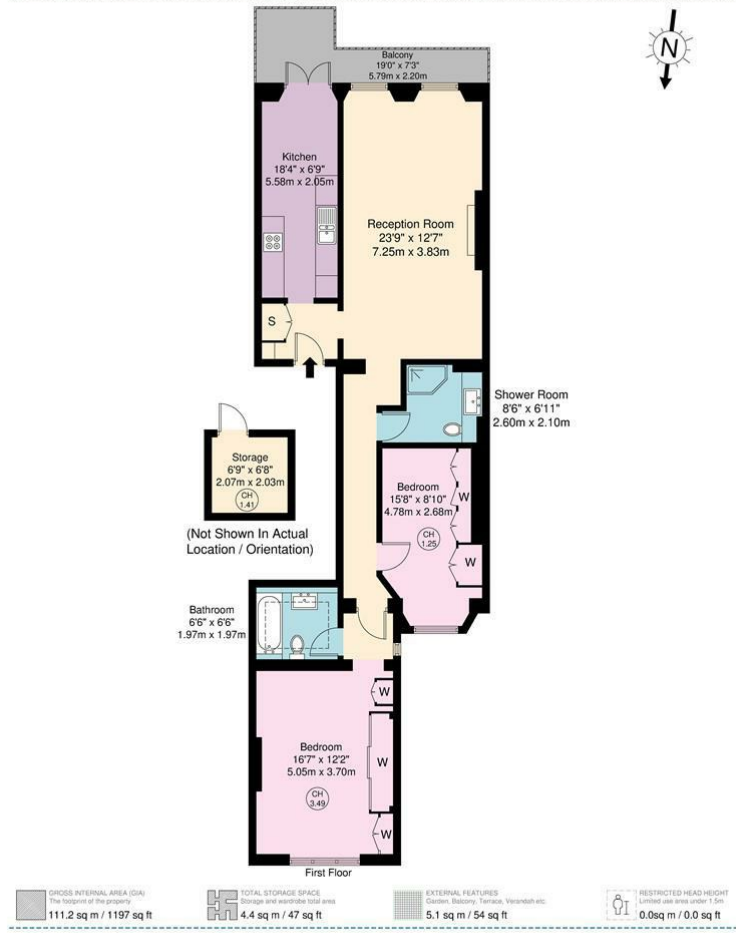
- **Two Double Bedrooms**
- **Two Bathrooms**
- **Reception Room**
- **Kitchen / Dining Area**
- **Private South Facing Garden Overlooking the Garden Square**
- **First Floor Apartment**
- **Separate Storage**
- **Close by to Gloucester Road Tube Station**



## Cornwall Gardens







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 the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



Estate Agents  
Valuers  
Private office  
Development Consultants  
Property Consultants  
Asset & Capital Management

Fuller Gilbert & Company Est. 2001



Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|---|-------------------------|
| Current                                     | Potential               | Current   | Potential               |
| Very energy efficient - lower running costs |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) <b>A</b>                          |                         | (92 plus) <b>A</b>  |                         |
| (81-91) <b>B</b>                            |                         | (81-91) <b>B</b>  |                         |
| (69-80) <b>C</b>                            |                         | (69-80) <b>C</b>  |                         |
| (55-68) <b>D</b>                            |                         | (55-68) <b>D</b>  |                         |
| (39-54) <b>E</b>                            |                         | (39-54) <b>E</b>  |                         |
| (21-38) <b>F</b>                            |                         | (21-38) <b>F</b>  |                         |
| (1-20) <b>G</b>                             |                         | (1-20) <b>G</b>   |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |

Energy Efficiency Rating: 68 (Current), 78 (Potential)