Cornwall Gardens
London - SW7

Guide Price £495,000

Excellent investment opportunity

Garden square

Good ceiling height

999 years plus share of freehold
Description

An excellent investment opportunity on this famous South Kensington garden square, Cornwall Gardens SW7. A good size one bedroom in a beautiful stucco fronted building. The building is well positioned on the garden square. The apartment benefits from good ceiling height and plenty of natural light. It comprises of a semi open plan kitchen and living room. A good size bathroom and a double bedroom. The apartment offers excellent built in storage throughout. It does require some updating. As the apartment is positioned on the lower ground level it has dual access one from the main building through a lift and another entry from the street level.

Situation

Cornwall Gardens is arguably one of the best positions in West and South West London, close to the nearby Gloucester Road & South Kensington Tube Stations (District, Circle and Piccadilly lines) which provide access across London, whilst the Cromwell Road (A4) provides easy access to Heathrow. It is also within close proximity of Kensington Gardens, The Royal Albert Hall and the Natural History Museum, whilst there are also a wide selection of restaurants, bars, shops and boutiques within walking distance.

![Diagram of the apartment](image_url)

**Energy Efficiency Rating**

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<tr>
<th>Description</th>
<th>Current</th>
<th>Potential</th>
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<tr>
<td>Not energy efficient - lower energy rating</td>
<td>69</td>
<td>72</td>
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**Cornwall Gardens, SW7**

**GROSS INTERNAL AREA**

39.7 510 / 427.3 Sft

**STORAGE**

2.3m x 0.7m (7' 7" x 2' 3"")

**BEDROOM**

3.1m x 2.1m (10' 2" x 6' 11")

**KITCHEN/RECEPTION**

5.5m x 4.0m (18' 1" x 13' 1")

**IMPORTANT:** we would like to inform prospective purchasers that these sale particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**HardingGreen**

16 Kensington Court Place, London, W8 5BJ

t – 0203 375 1970
e – info@hardinggreen.com