

## Cornwall Gardens, London SW7

A wonderful opportunity to acquire this two bedroom, first floor flat which is in need of refurbishment. The flat has high ceilings throughout and the reception room has a large bay window which overlook the the communal gardens and access to the balcony. Cornwall Gardens is one of South Kensington's most sought after garden squares. Gloucester Road Underground station is within a few minutes walk (Piccadilly, District & Circle lines). Hyde Park/Kensington Gardens is within a short walk as are the excellent range of cafes, restaurants and shops on Gloucester Road.



2 Bedrooms : Bathroom : Reception Room : Kitchen : Balcony : EPC Rating TBC

£1,150,000 | Leasehold



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## Tenure

Leasehold, 102 years remaining

## Ground Rent

## Service Charge

£2550 pa

1. For clarification purposes, we take this opportunity to advise prospective purchasers and tenants that these particulars have been prepared in good faith and are to be used as a general guide.

2. These particulars do not form part of a statement or representation of fact and do not constitute part of, any offer or contract.

3. Prospective purchasers or tenants are advised to satisfy themselves as to the accuracy of the statements herein, as they are made without responsibility on one part of Dominics Ltd, the vendors or the Lessors and are not to be relied on as fact.

4. Advice is also hereby given, that all carpeting, curtaining and kitchen appliances, whether fitted or not, may be removed by the Vendor/unless otherwise stated in the details.

5. It should not be assumed that the property remains as displayed in the photographs. Nor should it be assumed that the contents, furniture and furnishings shown in the photographs are to be included in the tenancy or sale.

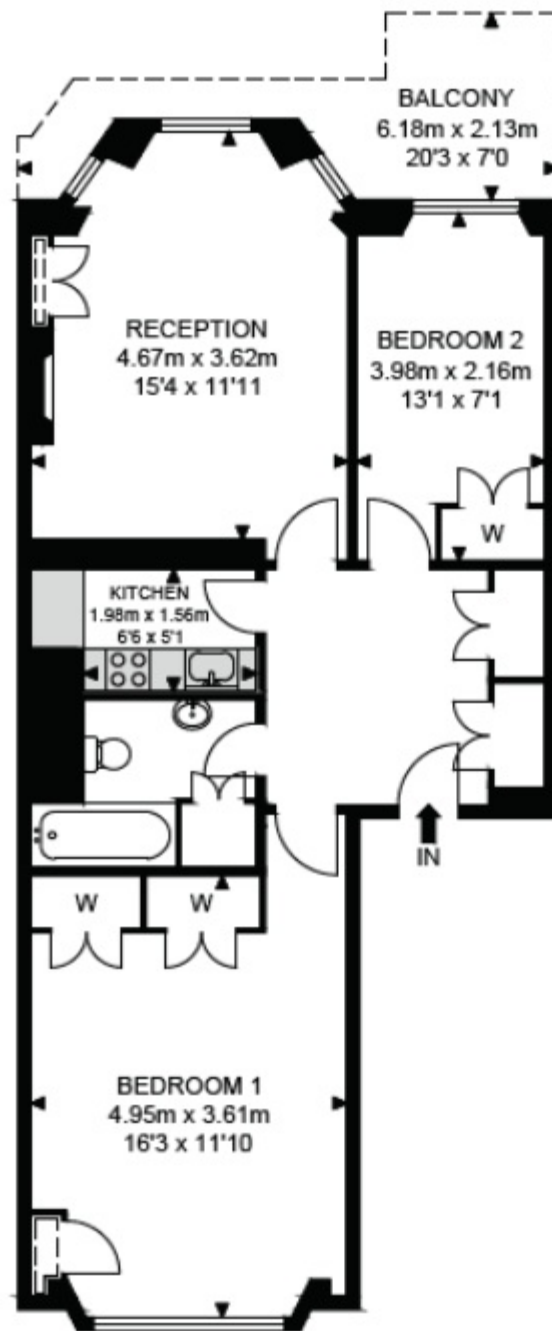
6. All measurements are approximate

7. Finally, Dominics Ltd have not tested any of the services or appliances at this property.

Disclaimer

In accordance with the 1991 Property Misdescription Act.

# Cornwall Gardens



1st Floor



APPROX. GROSS INTERNAL FLOOR AREA 679.20 SQ FT / 63.10 SQM  
APPROX. GROSS EXTERNAL FLOOR AREA 78.57 SQ FT / 7.30 SQM  
RESTRICTED HEIGHT AREA 3.22 SQ FT / 0.30 SQM