



A superb top floor three bedroom apartment with stunning garden views. The property is well presented overall and perfectly proportioned.

**Cornwall Gardens, London, SW7**

£1,100,000 Share of Freehold



### About this property

The accommodation offers a south facing reception room, separate kitchen, two double bedrooms, bathrooms, guest W/C, third bedroom/study.

The apartment has been recently decorated and is presented in good decorative order throughout.

The position and aspect enjoys open views from the front and rear and also benefits from excellent natural light throughout.

### Local Information

Cornwall Gardens is located in the heart of South Kensington, approximately 0.2 miles from the amenities of the Gloucester Road. The nearest underground station is Gloucester Road (approx 0.3 miles) which serves the Piccadilly and District lines

### Tenure

Share of Freehold

### Local Authority

The Royal Borough of Kensington and Chelsea

### Energy Performance

EPC Rating = D

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Earl's Court Office. Telephone: +44 (0) 20 7578 6900.



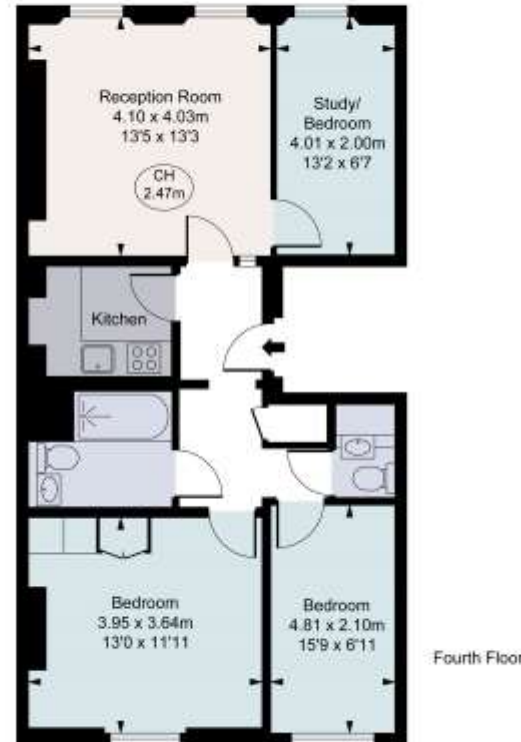


**Cornwall Gardens, London, SW7**  
**Gross Internal Area** 724 sq ft, 67.26 m<sup>2</sup>

Earl's Court  
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**Cornwall Gardens, SW7**  
 Approximate Gross Internal Area  
 67.26 sq m / 724 sq ft  
 (CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	67	70
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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