



A CHARMING APARTMENT IN A VERY DESIRABLE SOUTH KENSINGTON LOCATION.
CRANLEY GARDENS, SOUTH KENSINGTON, LONDON, SW7

Unfurnished, £525 pw (£2,275 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available from 16/11/2018



THIS CHARMING ONE BEDROOM PROPERTY IS SITUATED ON ONE OF THE MOST DESIRABLE ROADS IN SOUTH KENSINGTON.

**CRANLEY GARDENS, SOUTH
KENSINGTON, LONDON, SW7**

£525 pw (£2,275 pcm) Unfurnished

- 1 Bedroom • 1 Bathroom • 1 Reception room
 - Patio garden • Separate kitchen • One bedroom with good storage • En suite bathroom
 - EPC Rating = C • Council Tax = C
-

Description

This is a spacious one bedroom property on the lower ground floor of an attractive period building in South Kensington. The property benefits from having a well-proportioned reception room and a separate kitchen. The bedroom has an en suite bathroom and good storage with direct access out to a patio garden.

Situation

The property is situated on one of the most desirable roads in South Kensington. Cranley Gardens runs from the Fulham Road to the Old Brompton Road and has good access to the shops, bars, restaurants, and transport links at South Kensington.



Cranley Gardens, SW7 3DE

Approximate Gross Internal Area
730 sq ft / 67.82 sq m



Lower Ground Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

FLOORPLANS Gross internal area: 738 sq ft, 68.6 m²

Energy Performance A copy of the full Energy Performance Certificate is available on request.

Viewing Strictly by appointment with Savills.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 74 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales EU Directive 2002/91/EC | | |



Chelsea Lettings
 Clemmie Fowles
 cfowles@savills.com
 +44 (0) 20 7578 9012

savills.co.uk

*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check in fee - charged at the start of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example. a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit - usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets - additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries.** 20180920EACW

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.