






CORNWALL GARDENS LONDON SW7
£7,500 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Cornwall Gardens London SW7

£7,500 Per Month
Unfurnished

 3 Bedrooms
 3 Bathrooms
 1 Reception

Features

- Duplex Apartment, - Three Bedrooms, -
Three Bathrooms, - Balcony, - Communal
Gardens, - South Kensington

Council Tax

Council Tax Band G

Hamptons
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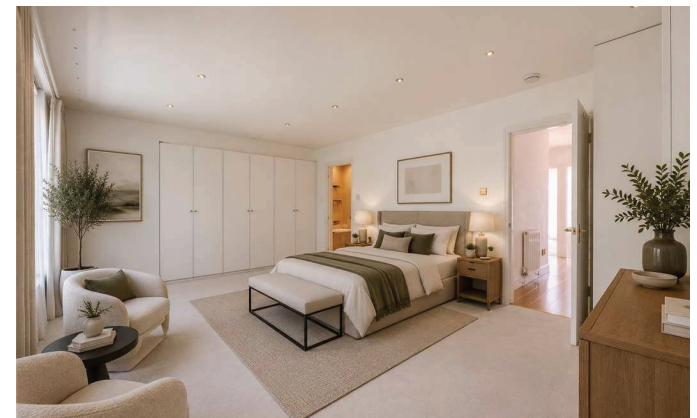
{ A STUNNING DUPLEX APARTMENT WITH BALCONY AND COMMUNAL GARDENS

The Property

A stunning three bedroom duplex apartment with access to communal gardens and a private balcony, ideally located in the heart of Kensington. The property opens into a bright and spacious entrance hall. On the first level there are three bedrooms. The principal bedroom and second double bedroom both benefit from built in wardrobes and en-suite bathrooms, while the third bedroom could serve as either a guest bedroom, home office, or study. There is a additional family bathroom. Occupying the upper floor is an impressive reception room featuring high ceilings, with lots of natural light. The reception room also provides access to a private balcony overlooking the surrounding area. Further along is a fully fitted kitchen with ample storage and preparation space. Offered Unfurnished
****This property is currently vacant, virtual staging has been used in some images****

Location

Centrally located, South Kensington and Knightsbridge is an exquisite part of London and home to the social elite. The area contains many of London's finest restaurants, shops, art galleries and hotels. South Kensington itself is a premier international business location, which benefits from its close proximity to the West End and is in easy reach of the City of London and Canary Wharf. South Kensington is also famed for Hyde Park where you can walk, run, go horse riding or boating on the large Serpentine Lake. In addition South Kensington and Knightsbridge in considered by many as London's cultural centrepiece, with The Natural History Museum and The Victoria and Albert Museum close by.

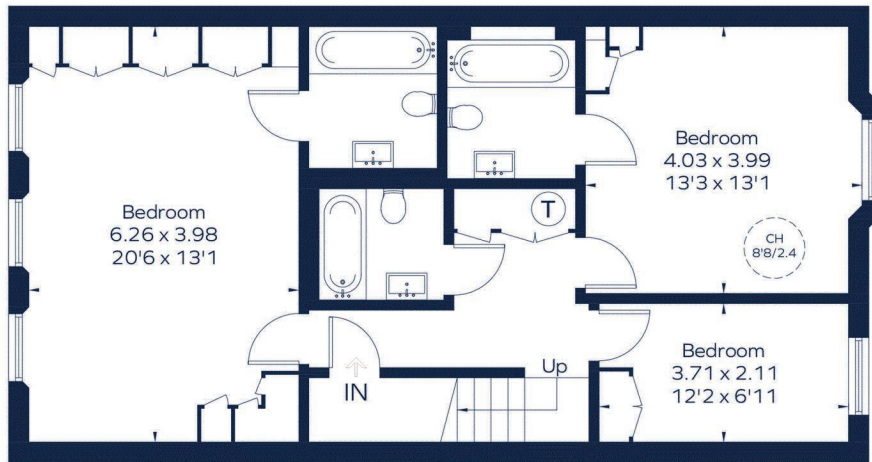


CORNWALL GARDENS

Approximate Gross Internal Area
 Fourth floor = 785 sq. ft. (72.9 sq. m.)
 Fifth floor = 700 sq. ft. (65.0 sq. m.)
 Total = 1485 sq. ft. (137.9 sq. m.)



CH
 11'11"/3.6 = Ceiling Height



Fourth Floor



Fifth Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 ID 1312024

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very Energy Efficient (A)	92-100		
Energy Efficient (B)	81-91		
Decent (C)	69-80	79	81
Needs Improvement (D)	54-68		
Less Energy Efficient (E)	39-53		
Very Less Energy Efficient (F)	21-38		
Least Energy Efficient (G)	1-20		

England & Wales EU Directive 2002/91/EC

