

RUSSELL
SIMPSON

Elegant two-bedroom flat with communal garden access

CORNWALL GARDENS
SOUTH KENSINGTON SW7

Cornwall Gardens

£1,275,000

BEDROOMS 2	INTERNAL 835 SQ FT 77 SQM	OUTDOOR 80 SQ FT	COUNCIL RBKC
BATHROOMS 1		EPC C	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 959 YEARS	GROUND RENT —	SERVICE CHARGE £6,812 P/Y



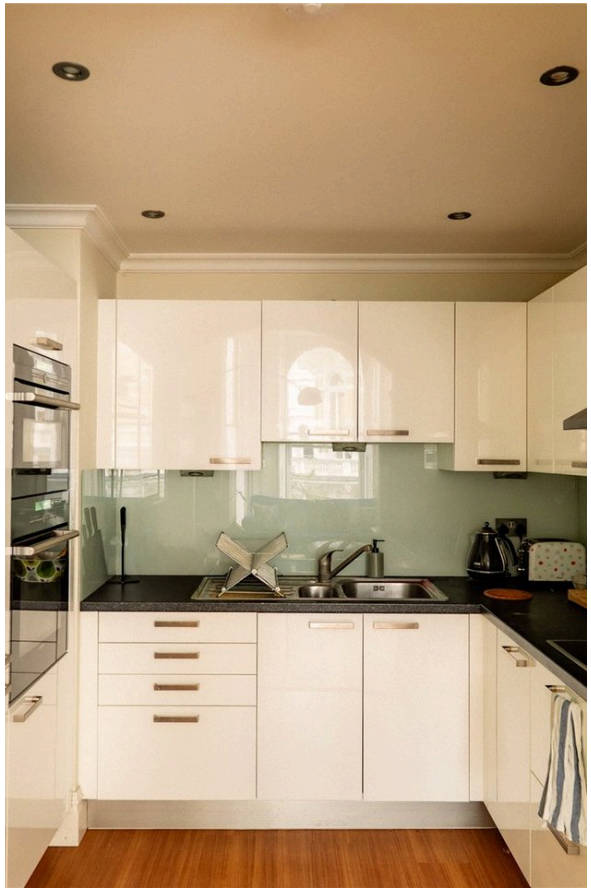
The Property

Beautifully presented flat near Gloucester Road station

The property retains charming period details including decorative cornicing and elegant proportions that create a sense of scale throughout.

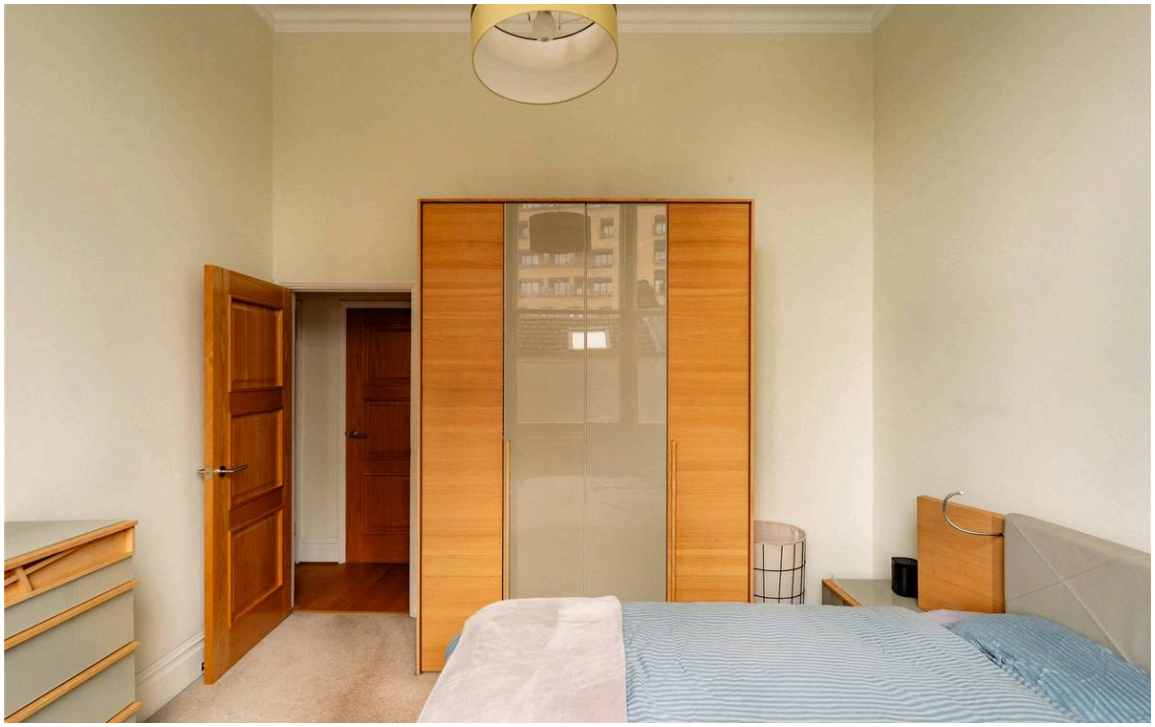
Indoor Spaces





Entering the flat on the first floor, the entrance hall leads into a generous reception room with impressive proportions. The space features lofty ceilings with ornate cornicing and tall arched windows that fill the room with light, creating an elegant setting for entertaining. Wooden floors flow throughout this level, adding warmth to the refined interiors.

The kitchen flows off the reception room and is fitted with contemporary units, dark countertops, and built-in appliances including gas cooking.





The Bedrooms

The two bedrooms are positioned to the rear of the flat; the principal bedroom benefits from a large south-facing window, while the second bedroom offers flexible use, as either a study or guest room. Both bedrooms feature the same beautiful wooden flooring and high ceilings found throughout the property.

A family bathroom with a bath serves the bedrooms, while a separate guest cloakroom adds convenience. The flat includes considerable built-in storage space.





The Neighbourhood

The flat includes an north-facing balcony with space for outdoor seating. Residents also enjoy access to the private communal gardens to the west of the building.

Cornwall Gardens is a prestigious address in South Kensington, moments away from Gloucester Road station. The tree-lined street is surrounded by the cultural attractions of South Kensington, including the Natural History Museum and Victoria and Albert Museum. The area offers upmarket boutiques, restaurants, and the open spaces of Hyde Park, all within easy reach of this desirable location.

Cornwall Gardens, SW7

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Approximate area
77.6 sq m / 835 sq ft

Including limited use area
(0.2 sq m / 2 sq ft)

Approximate external area
7.4 sq m / 80 sq ft

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.

= Reduced head height below 1.5m



First Floor

RUSSELL
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Contact Us

+44 (0) 20 7225 0277

151A Sydney Street
London
SW3 6NT

chelsea@russellsimpson.co.uk

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