



RUSSELL SIMPSON

An exquisite two bedroom first floor flat, offering a standout reception room which leads onto a balcony to the front of the building

CRANLEY GARDENS
SOUTH KENSINGTON SW7

Cranley Gardens

Sold

BEDROOMS 2	INTERNAL 1,322 SQ FT 122 SQM	OUTDOOR 150 SQ FT	COUNCIL —
BATHROOMS 2		EPC D	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 117 YEARS	GROUND RENT —	SERVICE CHARGE £8,352 P/Y





The Property

An exquisite two bedroom first floor flat offers a standout reception room which leads onto a balcony to the front of the building. In addition the flat has a well-appointed study/living room with a guest loo and kitchen. The reception room boasts 4 meter ceiling heights and three floor to ceiling French windows looking over the beautiful private communal gardens. With the addition of direct lift access. Flooded with light, this apartment is a fantastic opportunity.







The Neighbourhood

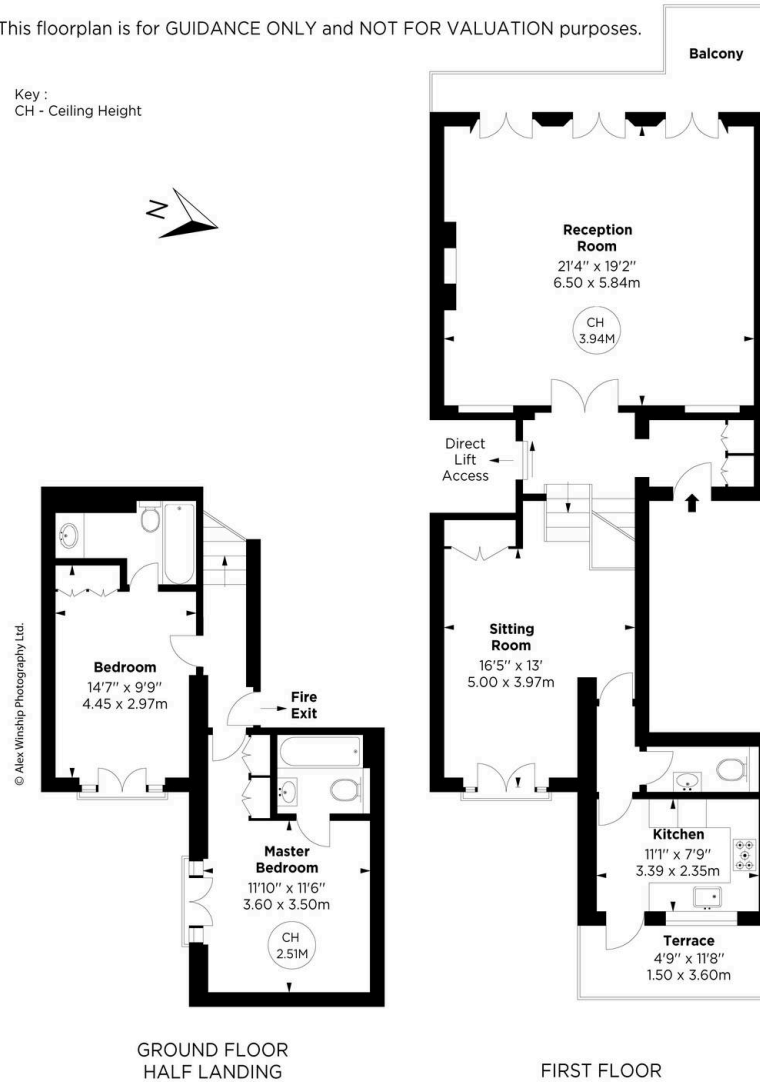
Cranley Gardens is well located, close to Gloucester Road and South Kensington underground stations. It is an excellent location for shopping, bars and restaurants and also close to the green open spaces of Hyde Park.

Cranley Gardens, SW7

APPROX. GROSS INTERNAL AREA *
1322 Sq Ft - 122.81 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key :
CH - Ceiling Height



**ALEX
WINSHIP**
Photography
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* Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



**RUSSELL
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