



Cranley Gardens, London

SW7



Beyond your expectations

A smart one bedroom apartment in SW7

Hamptons International

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1 Bedroom | Stucco fronted building | Great natural light | Over looking communal gardens | 19'0 x 14'6
reception room/kitchen | 11'10 x 7'7 bedroom | Ample storage

Asking Price £450,000 Leasehold

Description

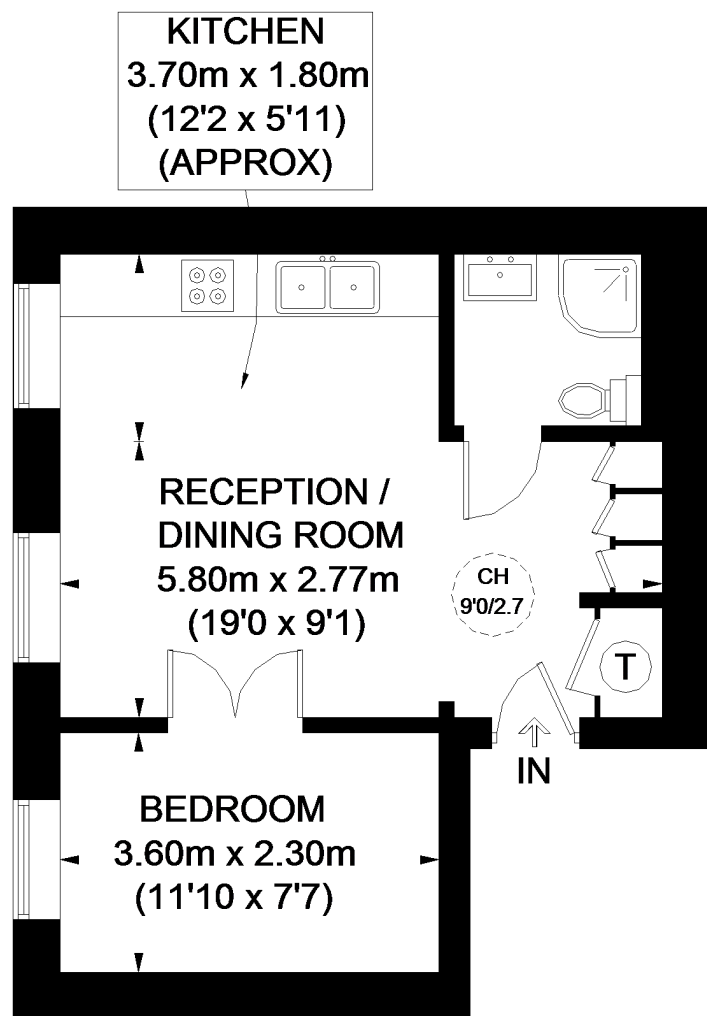
A bright and stylish central London home, be it a smart rental investment or a pied a terre, this apartment is located on the 3rd floor of a Stucco-fronted former townhouse. Situated on a prime South Kensington address and extending to 376 sq. ft., the property is well-proportioned and offers a spacious hall with storage provision, bright reception room with open-plan kitchen, bedroom and shower room and far-reaching views over Cranley Gardens. Lease approximately 33 years unexpired.

Location

Cranley Gardens is an extremely sought after South Kensington address, just north of the Fulham Road and is well situated for the transport links and shopping facilities of both South Kensington and Gloucester Road (District, Circle and Piccadilly lines). The world famous Kings Road is just to the south and this location is also easily accessible to High Street Kensington, Knightsbridge and the open spaces of Hyde Park to the north.



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

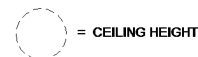


THIRD FLOOR

CRANLEY GARDENS



APPROXIMATE GROSS INTERNAL AREA
376 SQ. FT. (34.9 SQ. M.)



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. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID224361)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and 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. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

