



Cornwall Gardens, London  
SW7



*Beyond your expectations*

# A lovely second floor lateral apartment ideal investment

**Hamptons International**

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

Second floor | Three bedrooms | Two bathrooms | Seperate kitchen | Cloakroom | Communal Garden | Porter.

**Asking Price £1,800,000** Share of Freehold

## Description

On the second floor of a unique purpose built portered building on the North side of a popular Kensington & Chelsea garden square. The flat has three bedrooms, two bathrooms and a separate kitchen. The property has a lift and a communal garden that is exclusive to the building. The location is a short walk from Kensington High street.

## Location

Stanford Court is on the North Western side of this popular and pretty garden square and is ideally located for a walk to Hyde Park or Gloucester Road.

## Additional Information

Call us between our extended opening hours of 6 - 9PM Monday to Thursday to arrange an appointment.

Tenure :- Leasehold 986 years

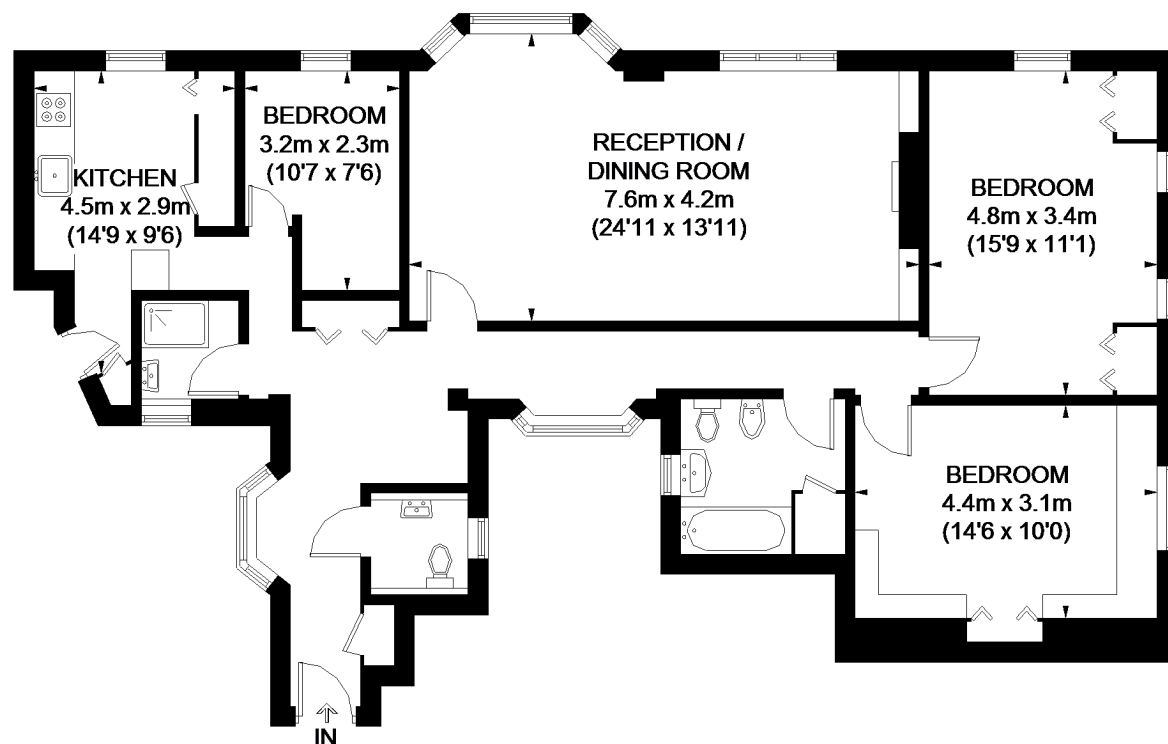
Service Charge :- £2,000 per quarter approx

The Royal Brough of Kensington & Chelsea

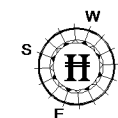


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	62
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## STANFORD COURT



### SECOND FLOOR



APPROXIMATE GROSS INTERNAL AREA  
1219 SQ. FT. (113.3 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 (ID147105)

**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.



