

Provisional

Cornwall Gardens, London
SW7

HAMPTONS
INTERNATIONAL

Beyond your expectations

A beautifully refurbished principle room with vast volume

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Beautifully converted raised ground floor apartment | Mezzaine Sleeping area | Heigh ceilings

Asking Price £945,000 Share of Freehold

Description

A beautifully converted south facing principal drawing room with large bay window, huge ceilings heights, original shutters and beautiful cornicing. There is a large sleeping area with custom made ample storage. The kitchen is tucked away at the back of the living space as is the bathroom.

Location

The building sits on the Western end of Cornwall Gardens which is a beautifully kept communal gardens accessed only by residents on the square. Hyde Park is also a short walk away.

Additional Information

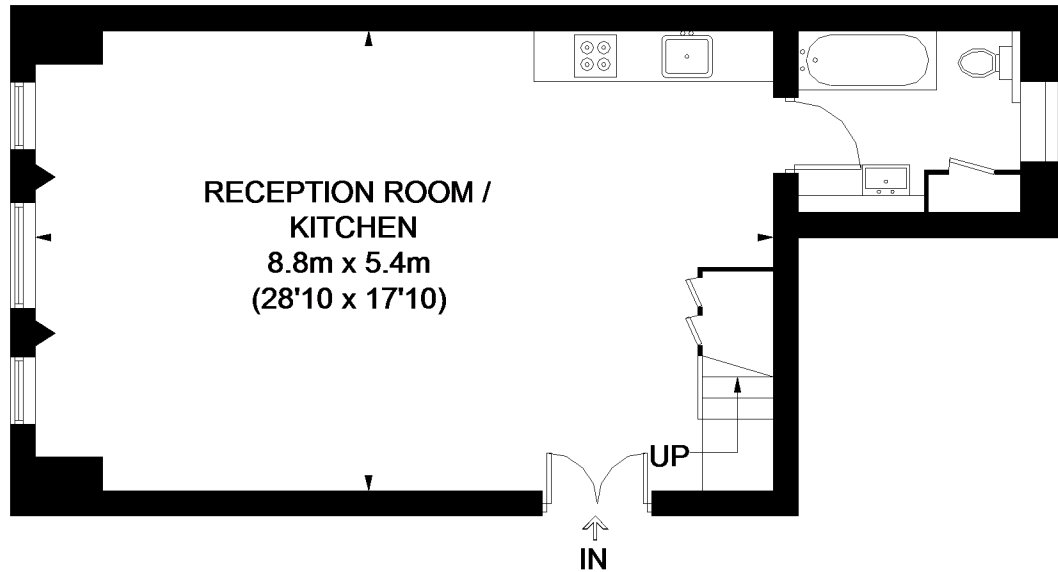
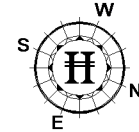
Tenure:- Share of Freehold

Service Charge:- £1292 per annum approx

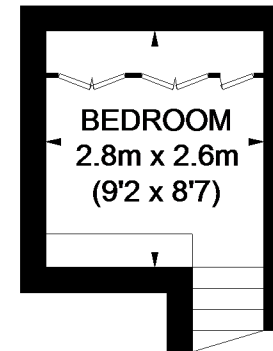


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	82
England, Scotland & Wales	EU Directive 2002/91/EC	

CORNWALL GARDENS



GROUND FLOOR



MEZZANING

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 593 SQ. FT. (55.1 SQ. M.)
MEZZANING = 86 SQ. FT. (8 SQ. M.)
TOTAL = 679 SQ. FT. (63.1 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 (ID198626)

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.

