



CORNWALL GARDENS, SOUTH KENSINGTON, SW7
£1,500 per week*

Carter Jonas

CORNWALL GARDENS, SW7

A beautifully presented recently redecorated spacious two bedroom apartment (c.1000 sq ft) situated on the favoured first floor of this stucco-fronted period building. The magnificent reception opens onto the balcony overlooking the garden square. EPC rating: C

Cornwall Gardens is a desirable garden square running west off Gloucester Road, ideally located for easy access to South Kensington, High Street Kensington and Kensington Gardens.

Reception with fully fitted semi open-plan kitchen, large double bedroom, 2nd bedroom/study, shower room, bathroom, balcony. Unfurnished. n.b. The upright piano will remain in the property.

Holding deposit is 1 week's rent

Security deposit is 6 week's rent

Minimum term 12 months

Royal Borough of Kensington & Chelsea - Council tax band G

For the latest information on broadband and mobile coverage, please visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.

For eligibility for resident parking permits, please refer to the <https://www.rbkc.gov.uk/parking-transport-and-streets/visitor-parking-and-pay-phone/guide-parking> website for further details.

- Council Tax Band = G
- Deposit Required = £9,000.00
- Long Let, Minimum term 12 months
- Gloucester Road underground station
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
England, Scotland & Wales	EU Directive 2002/91/EC	

Kensington & Chelsea Lettings 020 7584 7020

chelsea@carterjonas.co.uk
25-27 Harrington Road, London, SW7 3EU



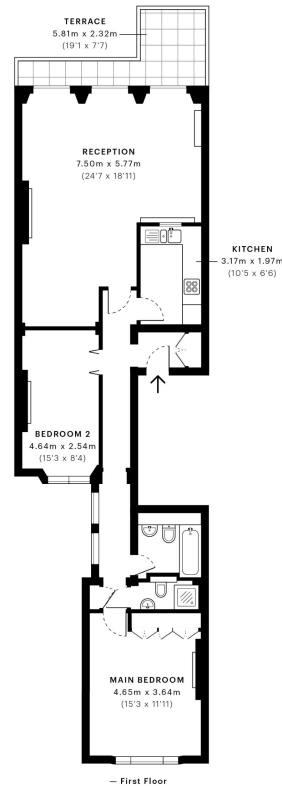
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CAPTURE DATE: 13/08/2021 LASER SCAN POINTS: 4,209,987

GROSS INTERNAL AREA

91.05 sqm / 980.05 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
91.05 sqm / 980.05 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes wall-to-wall, restricted head height
85.75 sqm / 923.01 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
7.46 sqm / 80.30 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.72 sqm / 7.75 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 98.09 sqm / 1055.83 sqft
IPMS 3C RESIDENTIAL: 94.02 sqm / 1012.02 sqft

SPEC ID: 6115426131a4b90dc2a72c94



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IMPORTANT INFORMATION

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