



SUSAN METCALFE
RESIDENTIAL



CORNWALL GARDENS, SOUTH KENSINGTON, SW7

£850,000

Bedrooms	1
Bathrooms	1
Surface	691 sqft
Tenure	Share of Freehold
Service Charge	£1,950
Outdoor Space	None
Parking	Residents Permit

STUNNING 1 BEDROOM FLAT

A charming one double bedroom period conversion apartment which has been maintained beautifully throughout. South facing on to the garden square, the flat benefits from plenty of natural light, and offers excellent entertaining space. The accommodation includes a generous reception room, kitchen, double bedroom, bathroom and own entrance. This property would make an ideal first time buy or pied-a-terre. Cornwall Gardens is situated just north of Cromwell Road and west of Gloucester Road and is convenient for all the local restaurants, shopping and transport facilities. Gloucester Road Underground station is only a short walk away. Lease 999 years remaining. Service Charge: £1,950. 679 sq.ft.

Features

10 HOLLYWOOD ROAD CHELSEA SW10 9HY

020 7581 3349

www.susanmetcalfe.com

info@susanmetcalfe.com





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Separate Entrance, Spacious Reception Room, Dining Area, Fully Fitted
Separate Kitchen, Double Bedroom, Bathroom, Private Lift To The Ground
Floor.



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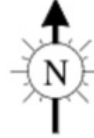




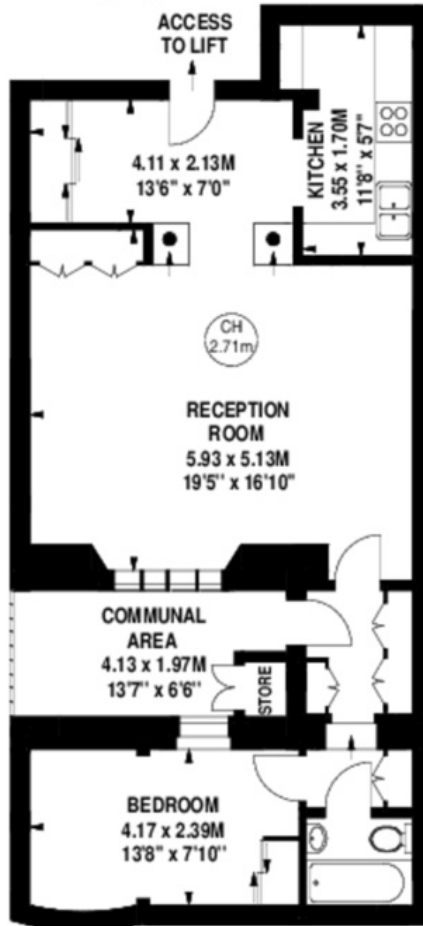
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Cornwall Gardens, SW7

Approximate gross internal area
63.08 sq m / 679 sq ft



Key :
CH - Ceiling Height



Lower Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C		75	(69-80) C
(55-68) D	61		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

IMPORTANT NOTICE

Susan Metcalfe Residential, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Susan Metcalfe Residential have not tested any services, equipment or facilities.

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