



## **RUSSELL SIMPSON**

Sublime two-bedroom flat with  
rooftop views in a grand South  
Kensington townhouse

CORNWALL GARDENS COURT  
SOUTH KENSINGTON SW7

# Cornwall Gardens Court

£1,350,000

BEDROOMS 2	INTERNAL 805 SQ FT	OUTDOOR —	COUNCIL RBKC
BATHROOMS 2	74 SQM	EPC D	COUNCIL TAX G
TENURE Leasehold	LEASE LENGTH 99 YEARS	GROUND RENT —	SERVICE CHARGE £3,670 P/Y



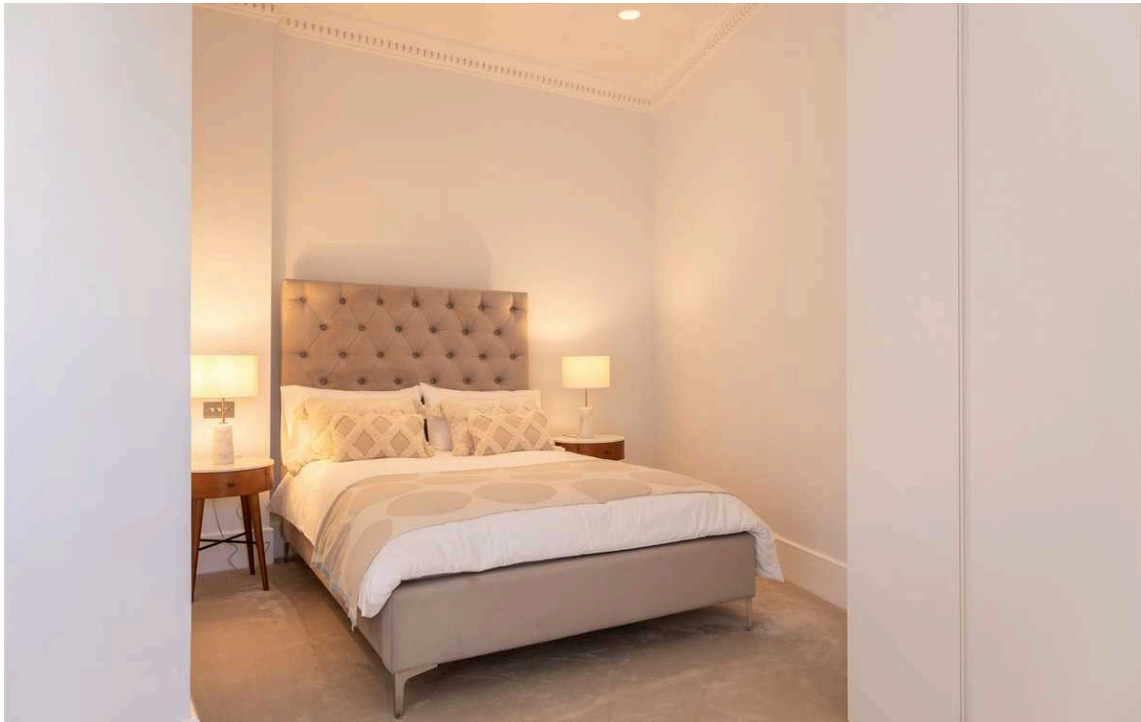
## The Property

Beautiful flat with contemporary interiors on a sought-after garden, benefiting from a lift and porter

Entering the flat on the third floor, the front hall leads through to a well-proportioned reception room with a wide window and wooden floors. Next door is a fully fitted kitchen with modern units.

CGI Images have been used on this listing.





## Indoor Spaces

The other side of the flat contains a pair of double bedrooms with storage space. It also contains a pair of bathrooms, both with stone tiling and one of them with a bath.

The property is presented in very good condition. The neutral contemporary interiors add to the sense of space and calm, while the bedrooms feature beautiful rooftop views.

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img 1

Principal Bedroom





## The Neighbourhood

Cornwall Gardens Court is an impressive apartment building with both porter and lift. It consists of two townhouses with mansard roofs and Italianate decorative details.

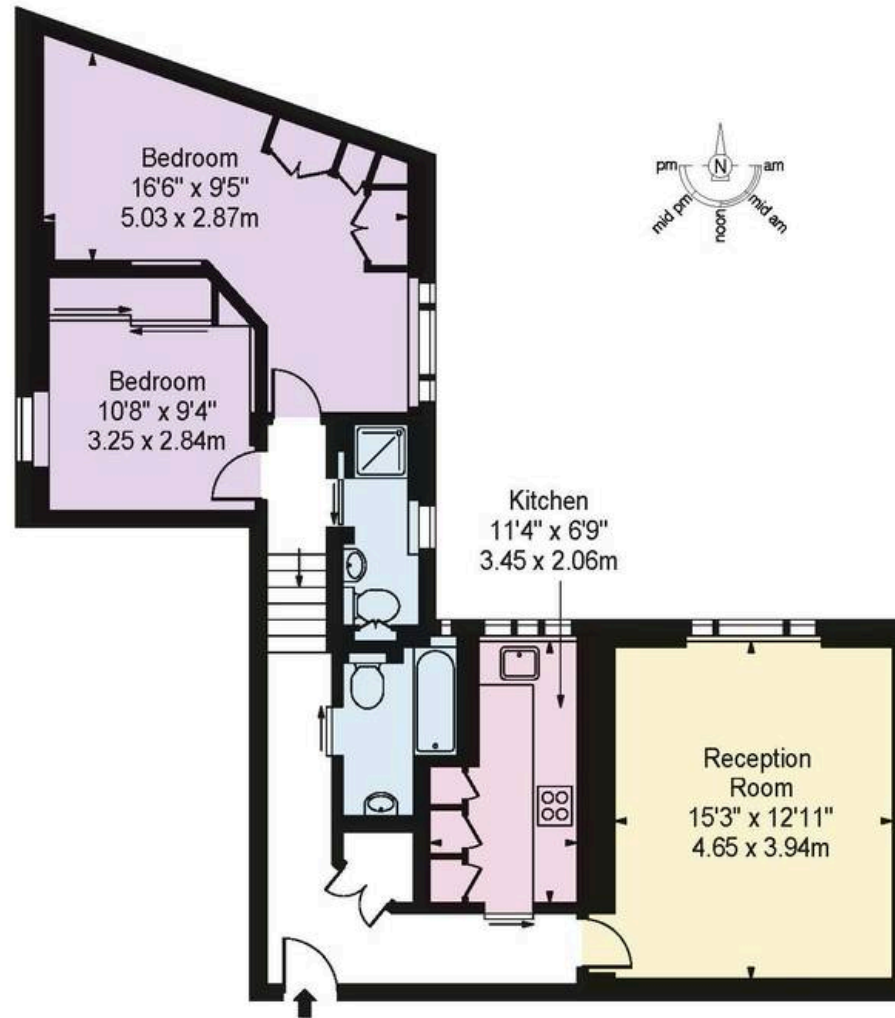
Cornwall Gardens is a beautiful garden square in South Kensington, lined with Grade II listed terraces with stucco facades. Over the years, it has been home to numerous celebrated figures, including the playwright Sir Terence Rattigan, the actress Dame Diana Rigg, and the designer Sir Hardy Amies. From here, Gloucester Road underground station is a short walk away. The restaurants and shops of Kensington High Street are also nearby. Furthermore, the open spaces of Hyde Park and Kensington Palace Gardens are close, along with the world-class cultural institutions of South Kensington.

Cornwall Gardens,  
SW7

**Approx Gross Internal Area**  
805 sq ft / 74.78 sq m

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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.



THIRD FLOOR

**RUSSELL  
SIMPSON**

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