



## **RUSSELL SIMPSON**

Charming three-bedroom duplex flat  
on a sought-after street near the  
Fulham Road

CRANLEY GARDENS  
SOUTH KENSINGTON SW7

# Cranley Gardens

£2,500,000

BEDROOMS 3	INTERNAL 1,244 SQ FT	OUTDOOR —	COUNCIL RBKC
BATHROOMS 2	115 SQM	EPC D	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 165 YEARS	GROUND RENT —	SERVICE CHARGE £6,678 P/Y



## The Property

Top-floor flat with spacious reception room and beautiful views close to South Kensington station

The building benefits from a lift and thanks to its height, the rooms enjoys beautiful rooftop views

img 2

Reception Room





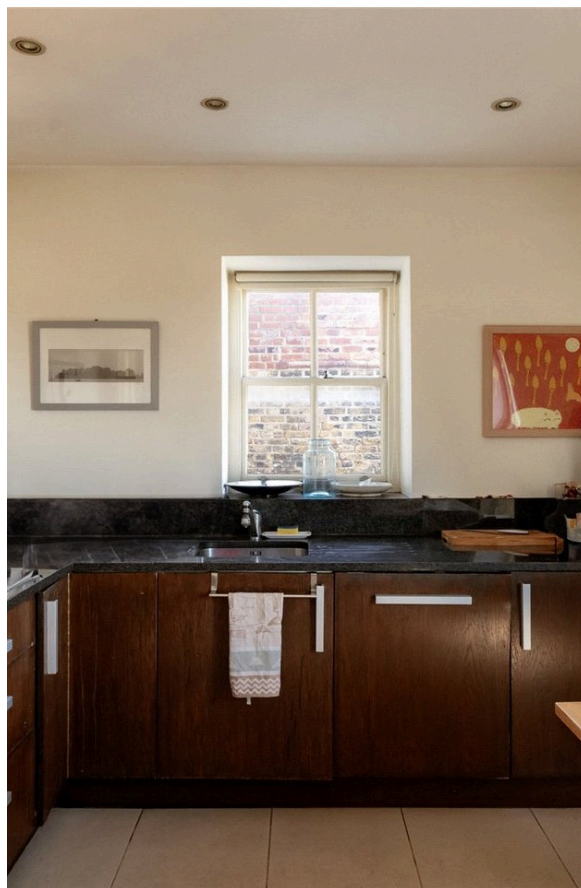
# Indoor Spaces

The flat centres on a spacious living area on the fifth floor. As well as separate dining and seating areas, a lantern skylight and wide south-west facing window flood this space with light. Double doors flow through to a spacious, eat-in kitchen.



img 1

Dining Space



img 2

Eat-In Kitchen



## The Bedrooms

On the fourth floor there are three bedrooms. The principal bedroom has an ensuite bathroom with a bath and inbuilt wardrobe space. The other two bedrooms also have storage space and share a bathroom.

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img 1

Principal Bedroom

# The Neighbourhood

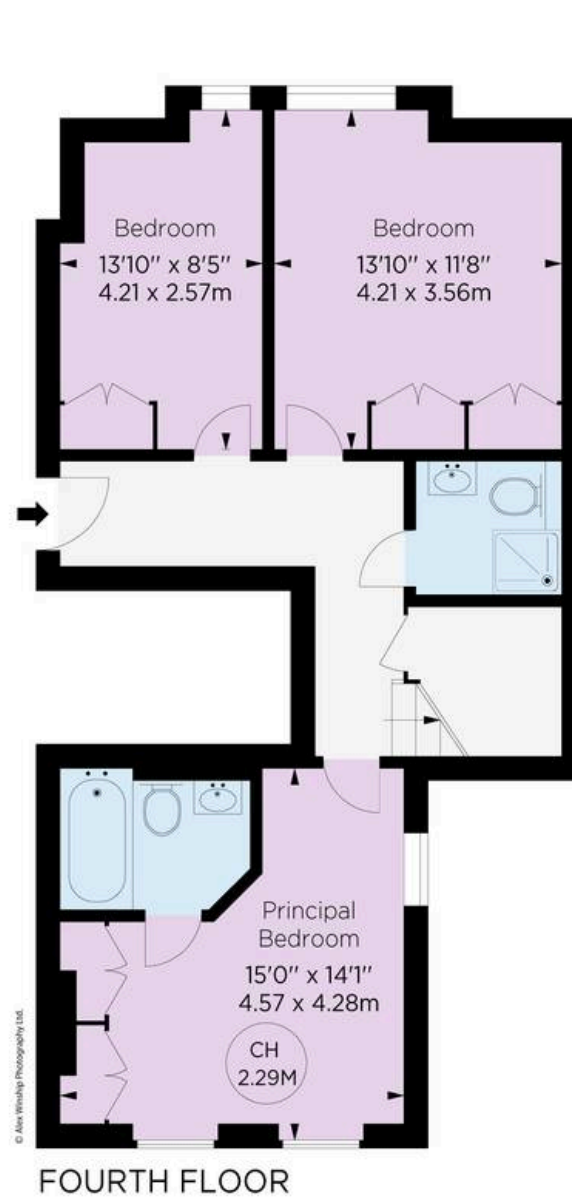
Cranley Gardens is an impressive street lined in terrace houses with stucco dressings, as well as red brick mansion blocks. From here, the many restaurants and shops of the Fulham Road and the King's Road are within easy reach. In addition, South Kensington underground station is a short walk away, along with the neighbourhood's world-famous cultural institutions.

# Cranley Gardens, SW7

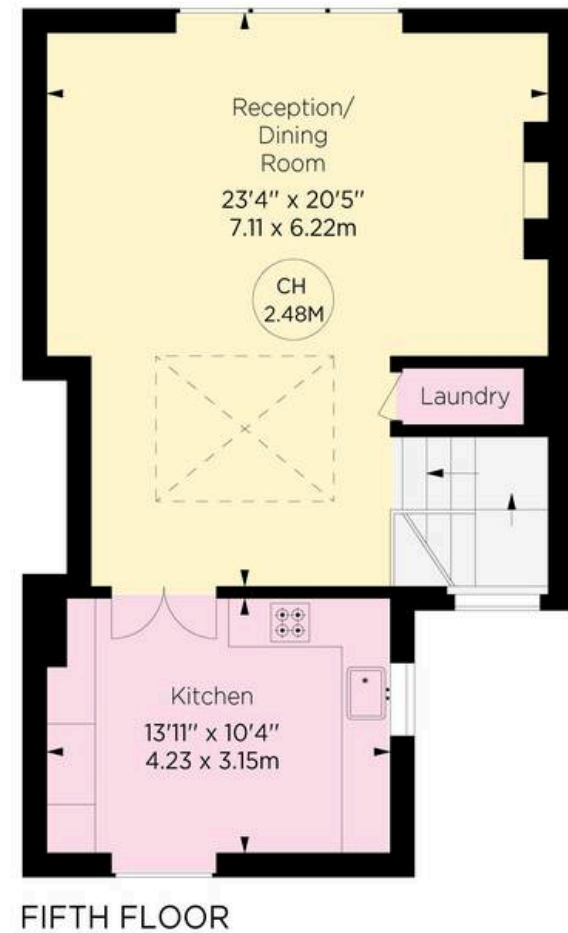
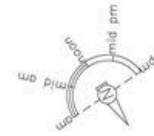
Approx. gross internal area  
1244 Sq Ft / 115.57 Sq M

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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.



Key :  
CH - Ceiling Height



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