



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



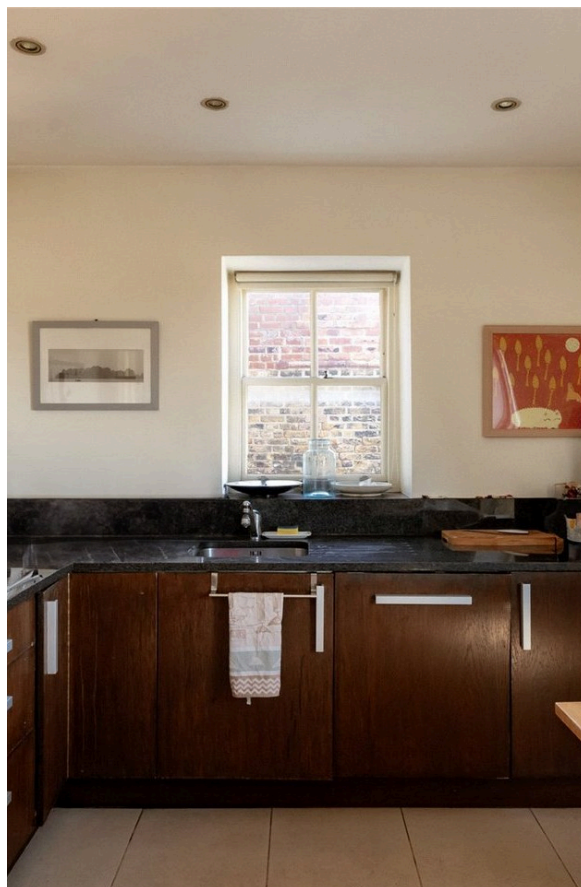
Indoor Spaces

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.

img 1

Principal Bedroom

The Neighbourhood

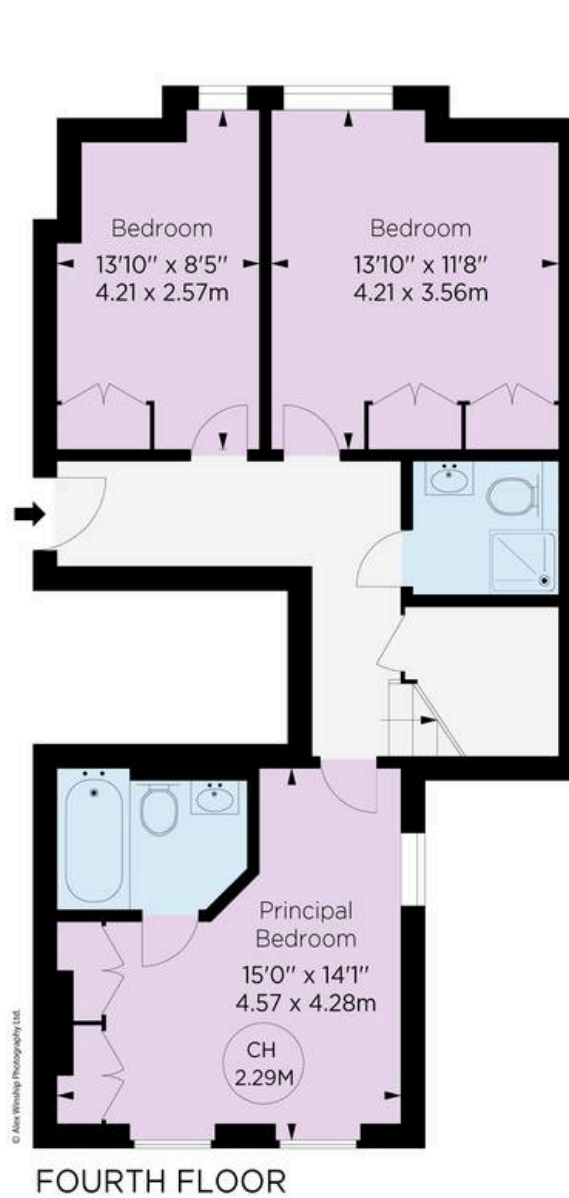
Cranley Gardens is an impressive street lined in terrace houses with stucco dressings, as well as red brick mansion blocks. From here, the many restaurants and shops of the Fulham Road and the King's Road are within easy reach. In addition, South Kensington underground station is a short walk away, along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

Cranley Gardens, SW7

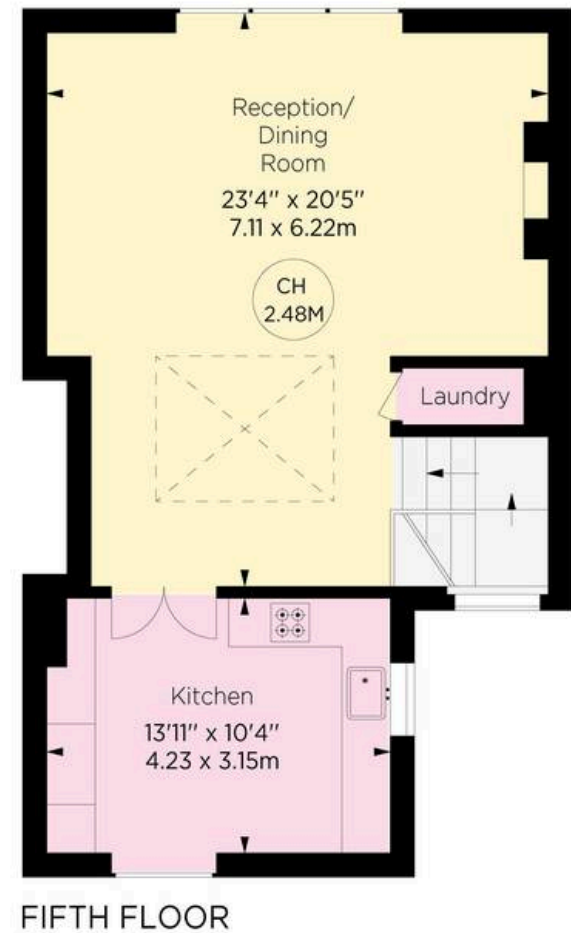
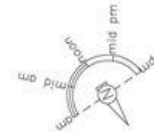
Approx. gross internal area
1244 Sq Ft / 115.57 Sq M

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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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