

RUSSELL SIMPSON

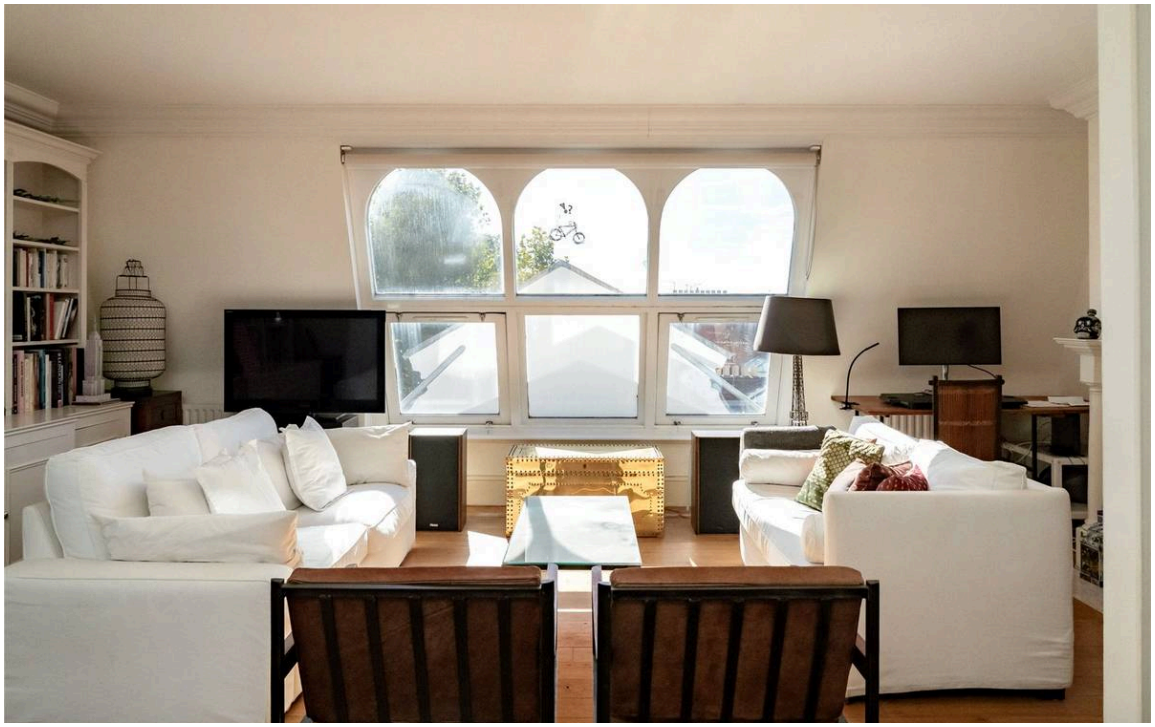
Charming three-bedroom duplex flat on a sought-after street near the Fulham Road

CRANLEY GARDENS
SOUTH KENSINGTON SW7

Cranley Gardens

£1,995,000

BEDROOMS 3	INTERNAL 1,244 SQ FT 115 SQM	OUTDOOR —	COUNCIL RBKC
BATHROOMS 2		EPC D	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 164 YEARS	GROUND RENT —	SERVICE CHARGE £6,678 P/Y



The Property

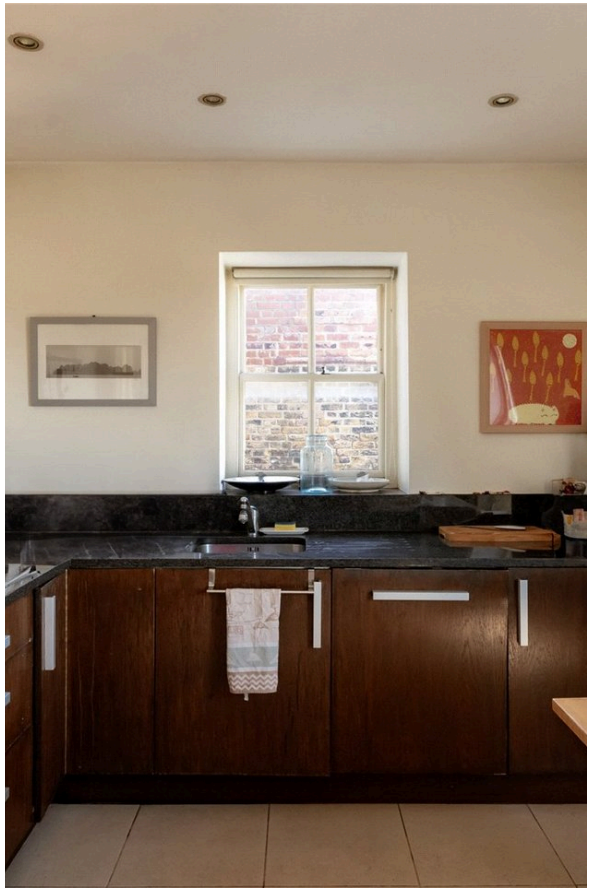
Top-floor flat with spacious reception room and beautiful views close to South Kensington station

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

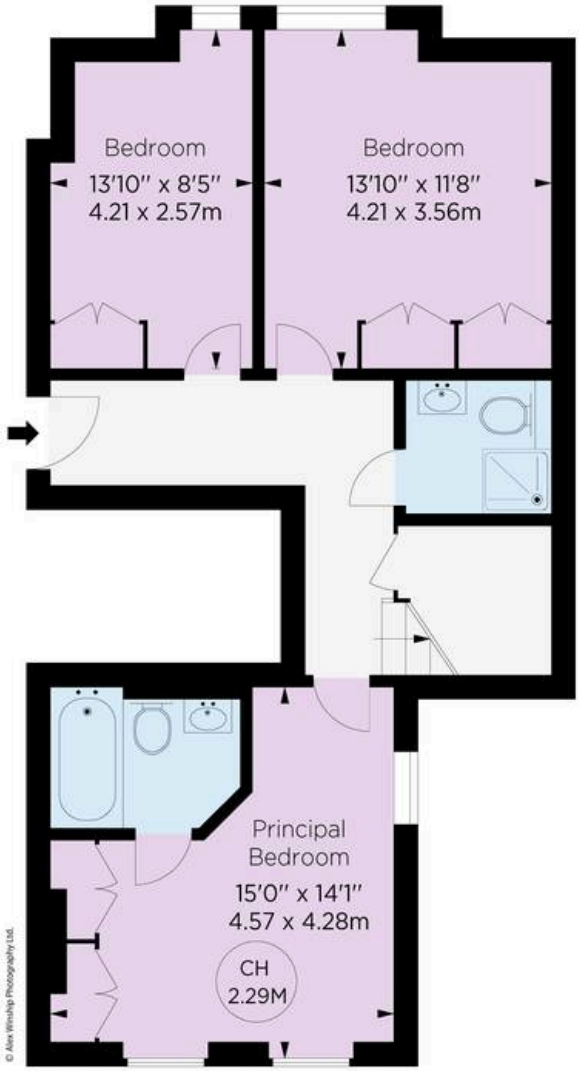
Cranley Gardens is an impressive street lined in terrace houses with stucco dressings, as well as red brick mansion blocks. From here, the many restaurants and shops of the Fulham Road and the King's Road are within easy reach. In addition, South Kensington underground station is a short walk away, along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

Cranley Gardens, SW7

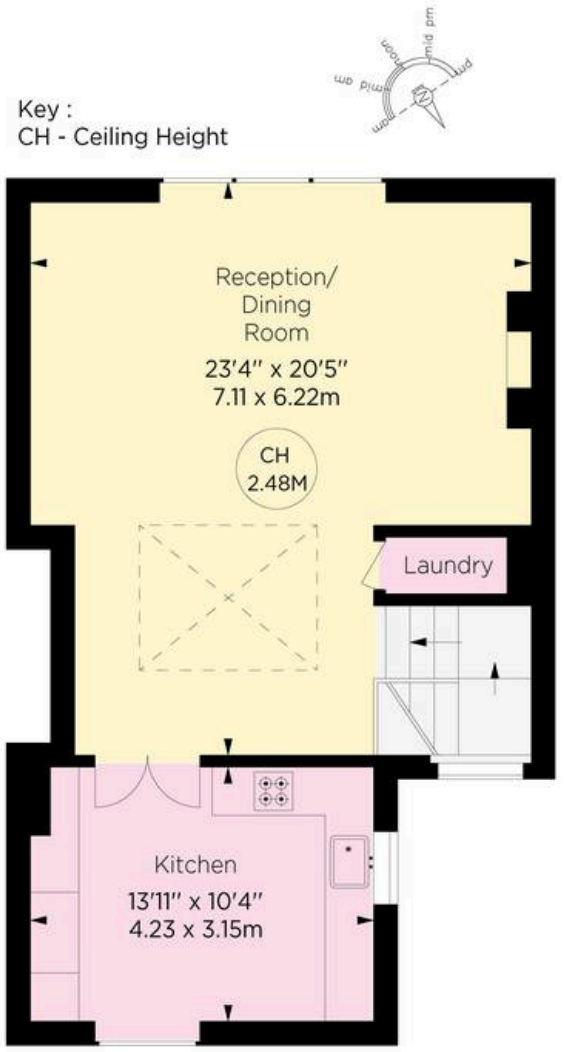
Approx. gross internal area

1244 Sq Ft / 115.57 Sq M

RUSSELL SIMPSON



FOURTH FLOOR



FIFTH FLOOR

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.

ALEX WINSHIP Photographic

RUSSELL
SIMPSON

Contact Us

+44 (0) 20 7225 0277

151A Sydney Street
London
SW3 6NT

chelsea@russellsimpson.co.uk

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. October 2021