



RUSSELL SIMPSON

Sophisticated two-bedroom
apartment on a prestigious South
Kensington street

CRANLEY GARDENS
SOUTH KENSINGTON SW7

Cranley Gardens

£1,975,000

BEDROOMS 2	INTERNAL 866 SQ FT 80 SQM	OUTDOOR 133 SQ FT	COUNCIL RBKC
BATHROOMS 2		EPC C	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 970 YEARS	GROUND RENT —	SERVICE CHARGE £13,183 P/Y



The Property

Beautifully designed lateral apartment presented in superb condition

Indoor Spaces

Entering the flat on the second floor, you step into a welcoming entrance hall that flows through to the generous reception room. This west-facing space is filled with light from three large windows and features wooden floors throughout, and well-proportioned dimensions that create a sense of scale.





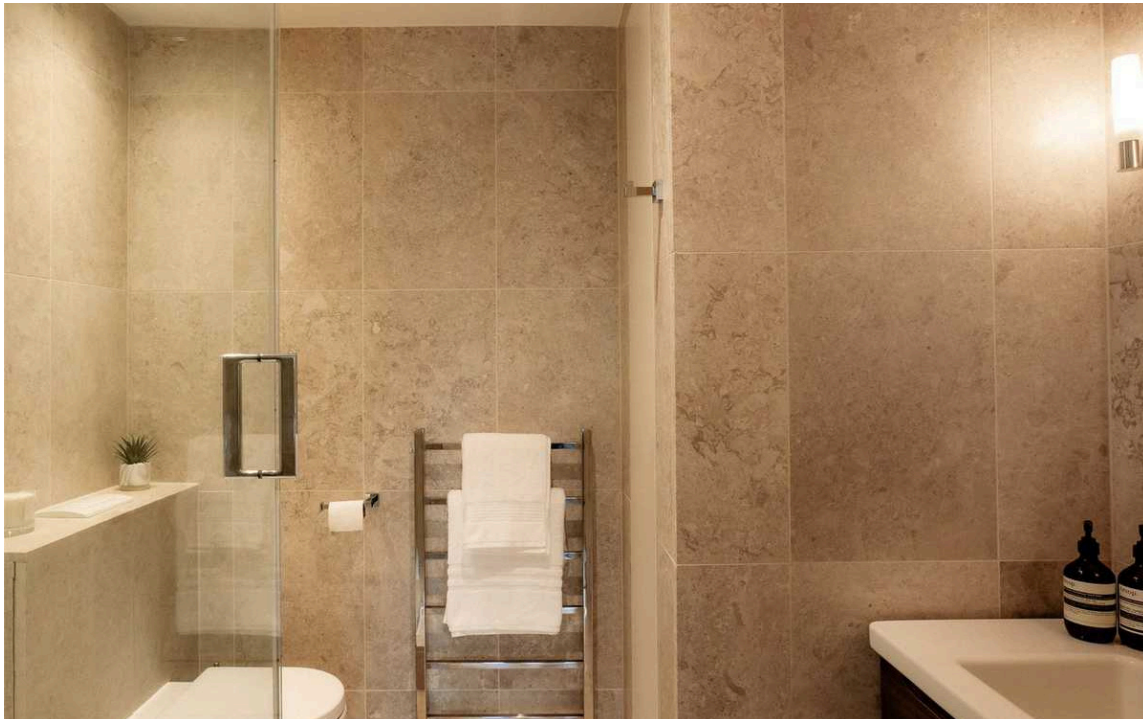
The Kitchen

The kitchen is set back, yet remains open plan to the reception area, offering a considered design with sleek contemporary units. The space includes modern integrated appliances and a central dining area. Large windows fill the kitchen with natural light and provide views of the leafy surroundings.



The Bedrooms

On the other side of the property, there are two double bedrooms, both benefiting from private balconies. The main bedroom includes built-in storage and an ensuite bathroom. There is a separate family bathroom presented in contemporary style with elegant fittings.





The Neighbourhood

Cranley Gardens is an attractive tree-lined street in South Kensington, moments away from the cultural attractions of the Natural History Museum and Victoria and Albert Museum. The property is within easy reach of South Kensington Underground station, while the upmarket boutiques and restaurants of the area are a short walk away. The location offers excellent schools and transport links, making it highly sought after in one of London's most prestigious postcodes.

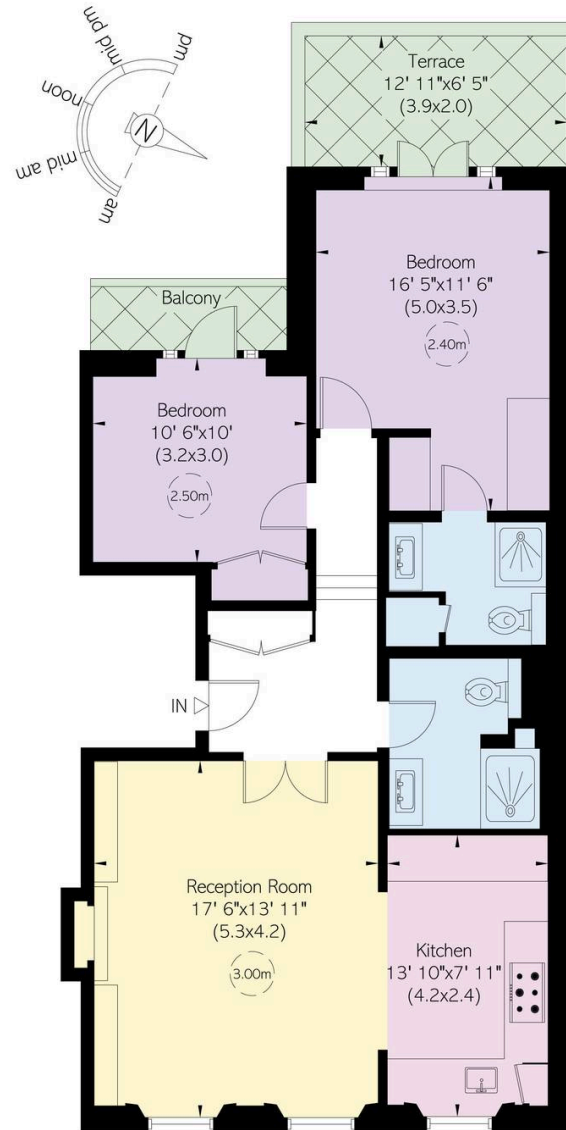
Cranley Gardens, SW7

Approximate Internal Area
866 sq ft/ 80 sq m

Outside Area
134 sq ft/ 12 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.



Second Floor

**RUSSELL
SIMPSON**

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