



**RUSSELL
SIMPSON**

South Kensington flat with balcony
to rent on historic garden square

CORNWALL GARDENS
GLOUCESTER ROAD SW7

Cornwall Gardens

Let

BEDROOMS 2	INTERNAL 835 SQ FT 77 SQM	OUTDOOR —	FURNISHED STATUS Furnished
BATHROOMS 1		EPC C	COUNCIL TAX RBKC, G



The Property

Two bedroom flat with beautiful reception room and garden access at a prestigious address near Gloucester Road station.

img 2

Kitchen





Indoor Spaces

Entering the flat on the first floor, the front hall leads into a generous reception room. This room has space for separate dining and seating areas and directly communicates with the kitchen. In addition, with its high ceilings, tall windows, and beautiful cornice, it makes for an elegant and impressive space.

On the other side of the flat is a principal bedroom with a large-south-facing window. Next door is a second, south-facing bedroom or study, as well as a bathroom with a bath. In addition, the flat contains considerable built-in storage and a guest loo.

img 1

Spacious and bright reception room

img 2

Direct entrance to the kitchen from the reception room.





Outside Spaces

The property includes a balcony with enough space for outdoor seating. In addition, residents have the right to access the private communal garden to the west of the building.





The Neighbourhood

Cornwall Gardens is a beautiful garden square in South Kensington, lined with Grade II listed white stucco townhouses. Over the years, the square 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. In addition, the restaurants and shops of Kensington High Street are nearby. The open spaces of Hyde Park and Kensington Palace Gardens are also within easy reach, and so too the world-class cultural institutions of South Kensington.



Cornwall Gardens, SW7

Approximate area
77.6 sq m / 835 sq ft

Including limited use area
(0.2 sq m / 2 sq ft)

Approximate external area
7.4 sq m / 80 sq ft

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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.

[] = Reduced head height below 1.5m



**RUSSELL
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