



CLOSE X



RUSSELL SIMPSON

Refined home moments from South
Kensington's museums and
boutiques

CRANLEY GARDENS
SOUTH KENSINGTON SW7

Cranley Gardens

£3,750 P/W



CLOSE X

BEDROOMS 3	INTERNAL 2,092 SQ FT 194 SQM	OUTDOOR —	FURNISHED STATUS Unfurnished
BATHROOMS 2		EPC C	COUNCIL TAX RBKC, H



The Property



CLOSE X

Set on the first floor with lift access, this flat offers well-proportioned interiors throughout.

Entering the flat on the first floor, a bright kitchen/reception room opens onto one of two front balconies through French doors, with wood flooring extending across the space and pendant lighting adding a contemporary touch. Fitted units line both walls, complemented by an island with an integrated sink, while decorative cornicing frames the ceiling above.

Decorative ceiling mouldings and cornicing recur throughout the flat, adding a refined architectural character in keeping with the building's period façade.

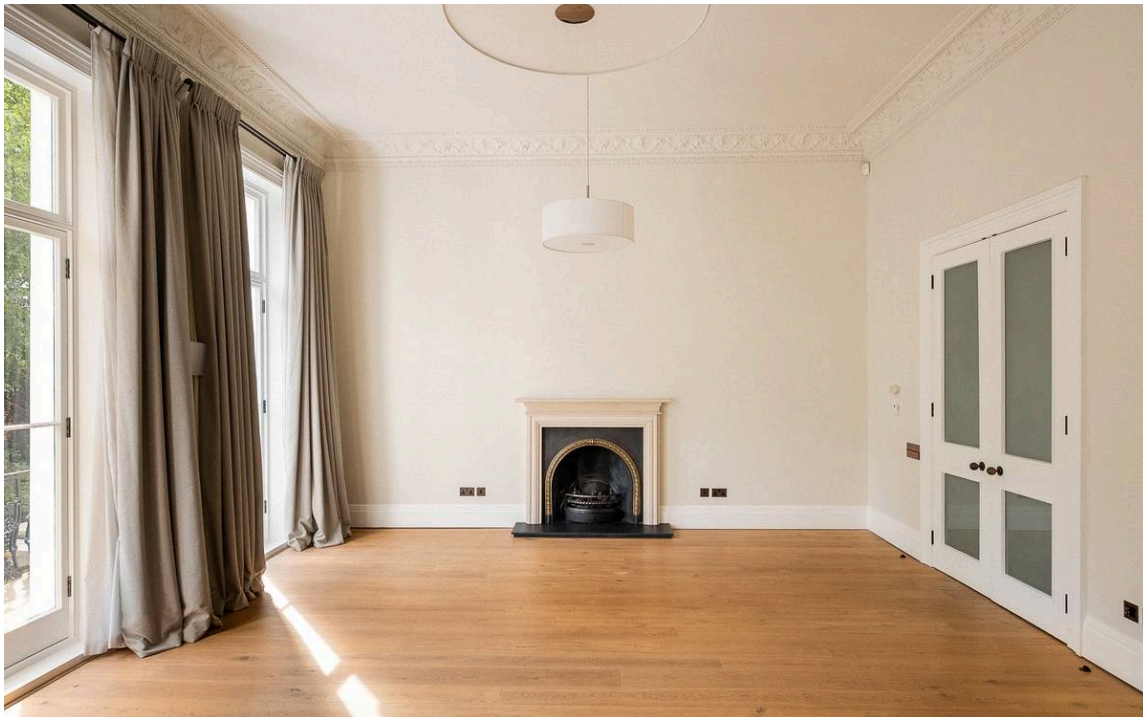


Indoor Spaces



CLOSE X

A separate reception room lies beyond, its three tall windows overlooking greenery and filling the room with light. Wooden floors, ornate ceiling mouldings and pendant lighting continue the considered design established elsewhere on this floor.





The Bedrooms



CLOSE X

Bedroom one is well-proportioned, benefiting from a run of built-in wardrobes along one wall, a large window and a pendant light fixture, all set beneath decorative crown moulding. Bedroom two similarly offers built-in storage, with a striped blind dressing its window and a traditional-style radiator beneath. A further room provides additional flexible space, with a large window and neutral décor throughout. This level is served by two bathrooms.

One features a freestanding bath, double vanity with vessel sinks and stone tiling, while the other includes a glass-enclosed shower, a wall-mounted vanity and a heated towel rail, both finished with tiling throughout.





Outdoor Spaces



CLOSE X

The property includes two balconies to the front, both edged with ornate wrought-iron railings and overlooking the tree-lined street below.



The Neighbourhood

Cranley Gardens is an attractive residential street in South Kensington, lined with pale-brick terraces. Gloucester Road and South Kensington underground stations are both within easy reach, providing excellent transport links. Fulham Road and Old Brompton Road offer an array of upmarket boutiques, restaurants and cafes nearby, while the Natural History Museum, the Victoria and Albert Museum and the Science Museum are all a short walk away. Hyde Park is also within easy reach, offering further green space close by.

Cranley Gardens,
SW7

Approx Gross Internal Area
2,092 sq ft / 194.31 sq m
(Excluding Lift)

**RUSSELL
SIMPSON**

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.



FIRST FLOOR



CLOSE X

**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 7225 0277

151A Sydney Street
London
SW3 6NT

chelsea@russellsimpson.co.uk



CLOSE X

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