

MOUNTGRANGE
HERITAGE



Cornwall Gardens, SW7 **£1,350,000 Share of Freehold**

Located in a stunning period building, a bright and well-presented apartment overlooking a communal garden square. Located on the third floor (with lift) the apartment comprises a reception room with views over the quiet end of Cornwall Gardens, semi open-plan kitchen, cloakroom/ WC, utility cupboard, principal bedroom with built-in wardrobes, second bedroom with storage and a shower room. The property is offered with a share of freehold and access to communal gardens. Cornwall Gardens is perfectly placed for the transport and shopping facilities on Gloucester Road and Kensington High Street. Kensington Gardens (Hyde Park) is also a short walk away.

2 Bedrooms | 1 Reception Room | 1 Bathroom

Kensington Office

13b Stratford Road, London W8 6RF

020 7937 9976

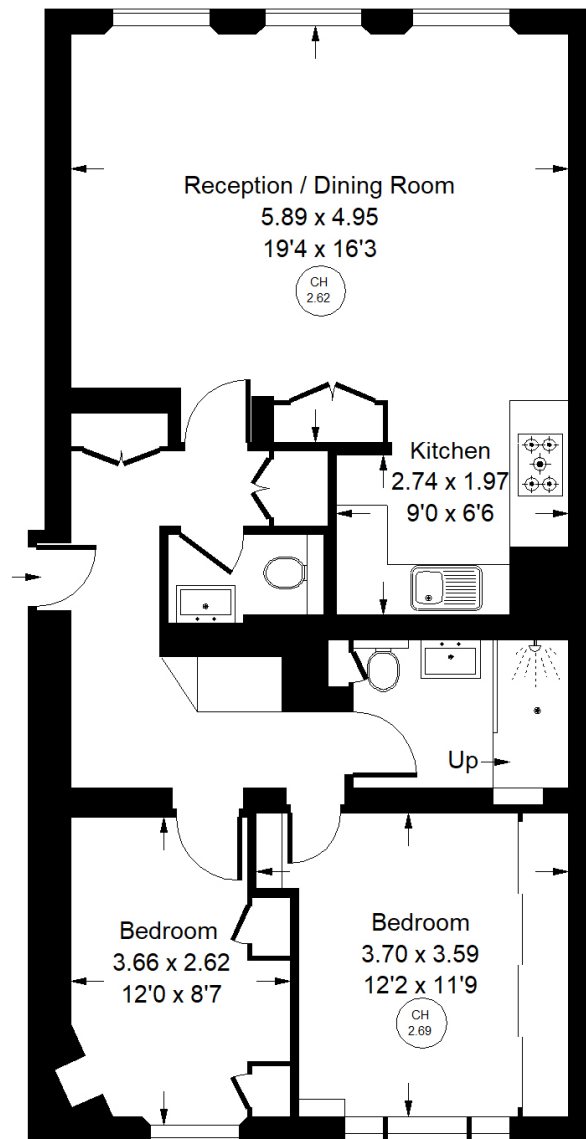
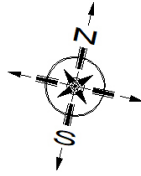
sales.ken@mountgrangeheritage.co.uk

Other offices North Kensington - Notting Hill

mountgrangeheritage.co.uk

Cornwall Gardens, SW7

Approx. Gross Internal Area
76.5 sq m / 823 sq ft



Third Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.

Energy performance certificate (EPC)

Flat
55-56 Cornwall Gardens
LONDON
SW7 4BE

Energy rating

C

Valid until:

19 March 2034

Certificate number:

0320-2080-8370-2124-7665

Property type

Mid-floor flat

Total floor area

74 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For **properties** in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE

Mountgrange Heritage and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.