



MILTON  
STONE

# Cornwall Gardens, SW7

£1,450,000 Leasehold

1 bedroom flat for sale

## Description

A beautifully presented one double bedroom first floor flat overlooking Cornwall Gardens in a period stucco fronted building. The apartment is within a few minutes walk of all the shops, restaurants and Gloucester Road tube station. The flat benefits from lovely high ceilings, balcony off the reception room, open-plan kitchen and use of the communal gardens.

Flat roof at the rear (not demised).

Disclaimer: a Director of Milton Stone has an interest in this property.

## Tenure

Leasehold (105 years)



Approximate Gross Internal Area :-  
60 sq m / 646 sq ft



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
				<b>57</b>	<b>58</b>
	<b>45</b>	<b>47</b>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>).

Viewing by appointment only  
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