



MILTON
STONE

Cornwall Gardens, SW7

£1,950,000 Leasehold

2 bedroom flat for sale

Description

A magnificent recently refurbished two bedroom, two bathroom apartment on the first floor with a lift, caretaker and access to the communal gardens (stc). This stunning apartment benefits from a bright and spacious reception room, separate kitchen, two spacious double bedrooms with ample storage as well as two marble bathrooms. Cornwall Gardens is a short walk from all the shops and restaurants of the Gloucester Road as well as Hyde Park. The closest tube station is Gloucester Road (circle, district and Piccadilly lines).

Tenure: Leasehold (148 years)

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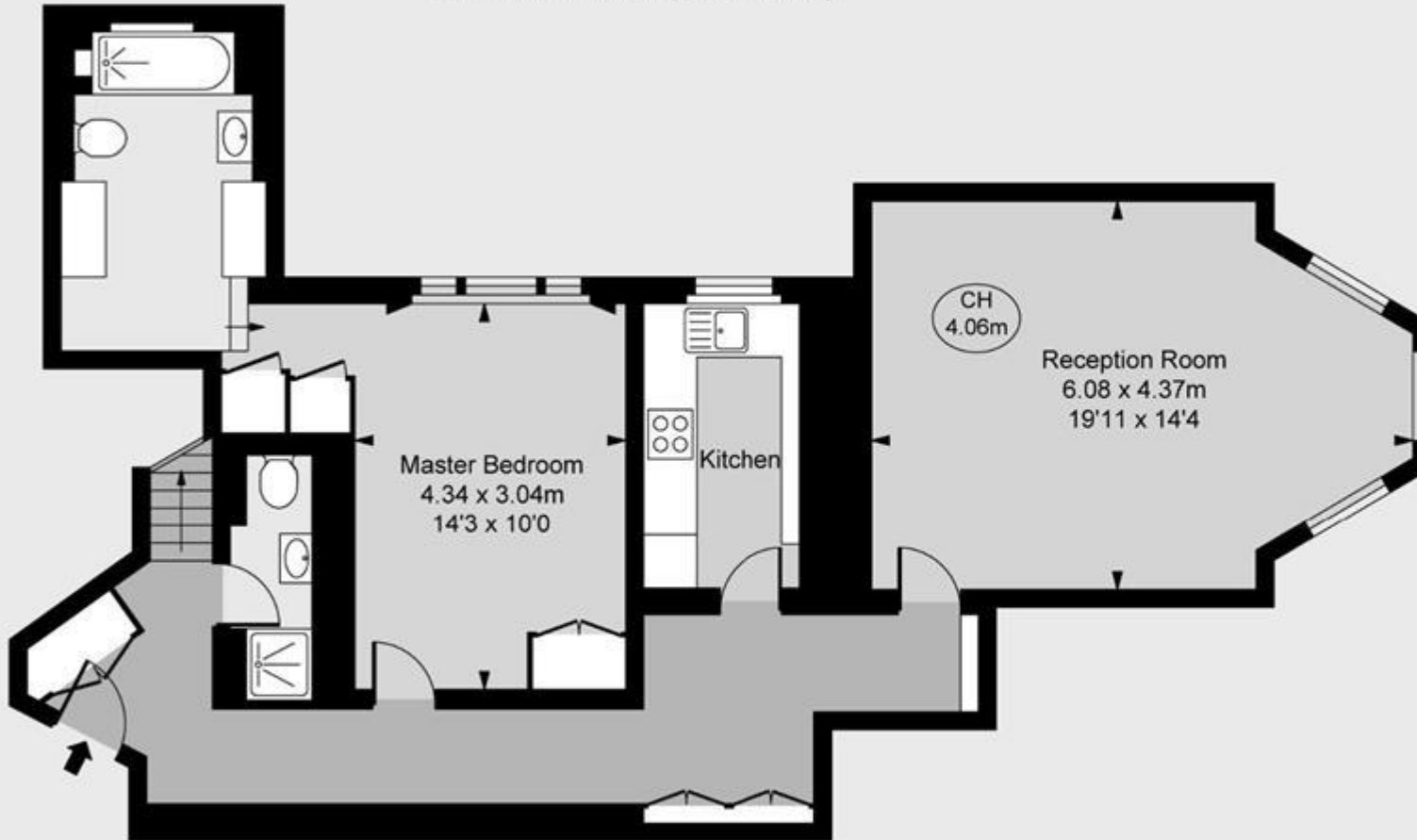
Gross internal area 949 sq ft (88.12 sq m)

CH = Ceiling Heights

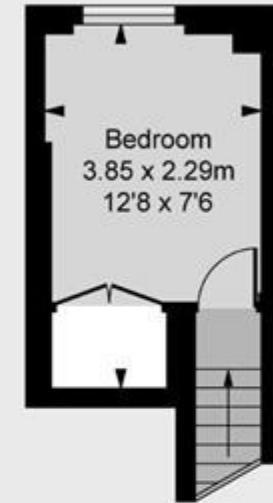
For identification purposes only.

For illustrative purposes only – not to scale

The position and size of doors, windows, appliances and other features are approximate only.



First Floor
Approximate Gross Internal Area
78.90 sq m / 849 sq ft



Second Floor
Approximate Gross Internal Area
9.22 sq m / 99 sq ft



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			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 (CO₂).

Viewing by appointment only
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