



## Cornwall Gardens, SW7

**£1,700 pw**

A vast, interior designed two bedroom, two bathroom apartment finished to the highest standard set on the top floor within this beautiful period building.

Two Double Bedrooms | Two Bathrooms | Wooden Floors | Private Terrace |

**020 7096 9476**

[contact@landstones.co.uk](mailto:contact@landstones.co.uk)

**LANDSTONES**

A vast, interior designed two bedroom, two bathroom apartment finished to the highest standard set on the top floor within this beautiful period building.

Cornwall Gardens is walking distance from Gloucester Road tube station, as well as all the shops, restaurants and amenities of South Kensington.

Hyde Park is also a short walk away.

Council Tax Band: G

Deposit: £10,200



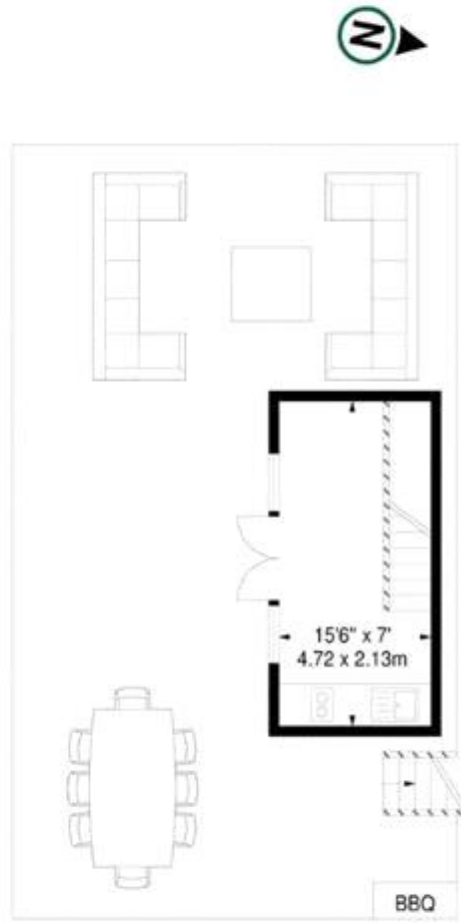
# FLAT 7 4 CORNWALL GARDENS SW7

APPROX. GROSS INTERNAL AREA \*  
980 Ft<sup>2</sup> - 91.04 M<sup>2</sup>

Illustration For Identification Only, Not to Scale  
All Calculations include Any/All Areas Under 1.5m Head Height.  
\* As Defined by RICS - Code of Measuring Practice



FIFTH FLOOR



SIXTH FLOOR

**BKR**

www.bkrfloorplans.co.uk  
T: 0845 257 2023  
© BKR 2014



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>		<b>86</b>
(69-80) <b>C</b>			(69-80) <b>C</b>	<b>75</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>England &amp; Wales</b> <small>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.</small>			<b>England &amp; Wales</b> <small>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)</small>		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.