

CORNWALL GARDENS, SW7

TOTAL APPROX. FLOOR AREA 863 SQ.FT. (80.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

Cornwall Gardens, South Kensington, SW7 4AJ

TO RENT £3,358 PCM



95 High Street Wimbledon SW19  
020 8016 9700  
wvlettings@fullergilbert.co.uk

Fuller Gilbert  
& Company Est. 2001

[www.fullergilbert.co.uk](http://www.fullergilbert.co.uk)

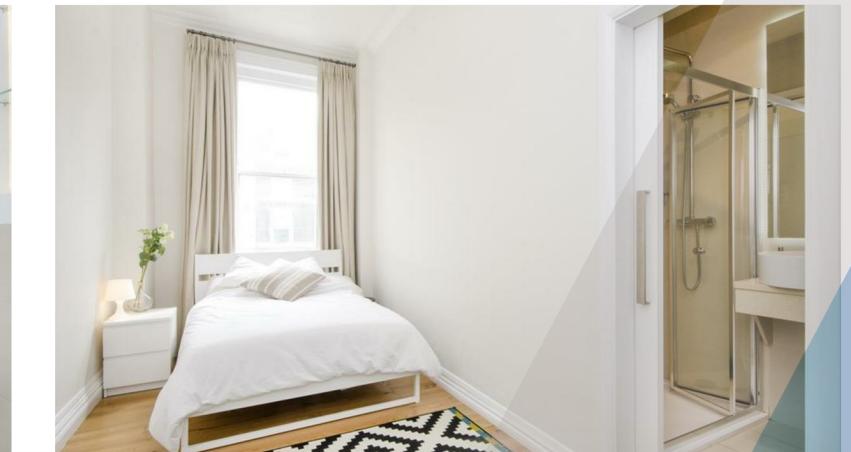
38 - 40 Gloucester Road SW7  
020 7581 0154  
sklettings@fullergilbert.co.uk

for  
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## THE LOCATION



**THE PROPERTY**  
A bright and spacious two double bed flat. Situated on the third floor of a period building (with lift), located on the desirable Cornwall Gardens. Consisting of a large, high ceiling reception room, fitted kitchen, 2 double bedrooms both with high ceilings and bathroom. Moments from transport links and the amenities on Gloucester Road. 0.2 miles from Gloucester Road (District, Circle and Piccadilly)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		84
(81-91) B		74
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		86
(81-91) B		74
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.