

A fantastic top floor apartment (lift access) offering spectacular open views and benefiting from an unusually large roof terrace.

This unique property is located in a well-regarded portered building in Cornwall Gardens.





## The property

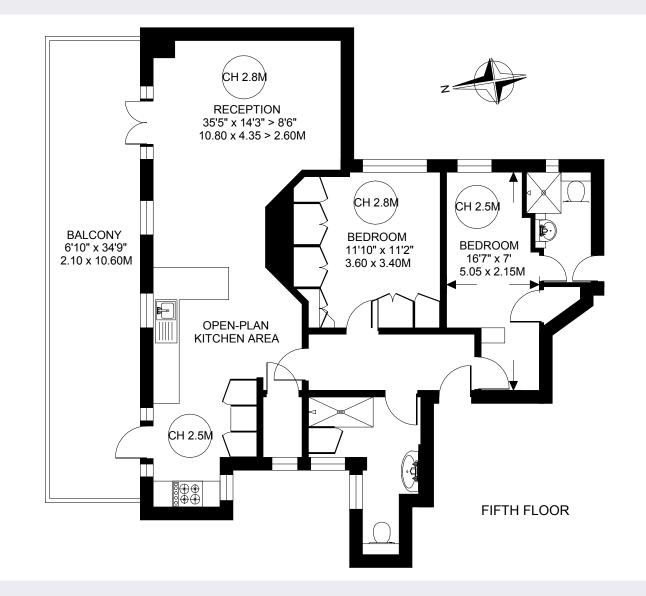
The property is laterally arranged over the fifth floor, which comprises an open-plan reception with French doors opening onto a large roof terrace, two double bedrooms and two shower rooms (one being en-suite). Quietly situated, this attractive property offers light and comfortable living space and further benefits from lift access, excellent porterage as well as access to adjacent communal garden. Stanford Court is an attractive period building located to the Western side of Cornwall Gardens. The property can also apply to use the stunning central communal gardens where a separate registration will be required after the sale and is granted subject to the garden committee.

## Location

Cornwall Gardens is one of South Kensington's leading garden square addresses, it is ideally situated close by to the selection of shops and restaurants on Gloucester Roads, Old Brompton Road and to Kensington High Street. Gloucester Road and South Kensington Underground stations are equidistantly located to the address.







## Floorplans

**Gross internal area** 815 sq ft (75.7 sq m) For identification purposes only.

## General

Tenure: Leasehold 976 years

Local Authority: The Royal Borough of Kensington and Chelsea

Service Charge: circa £5000

Ground Rent: Peppercorn

Council Tax: Band F

EPC Rating: E

Parking: Residents' Parking

Broadband: Yes

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net nicome received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken January 2025. Strutt & Parker will try to Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

South Kensington 90 Old Brompton Road, London, SW7 3LQ 020 7581 7000

southken@struttandparker.com struttandparker.com



@struttandparker

Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.